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Floor Plans...

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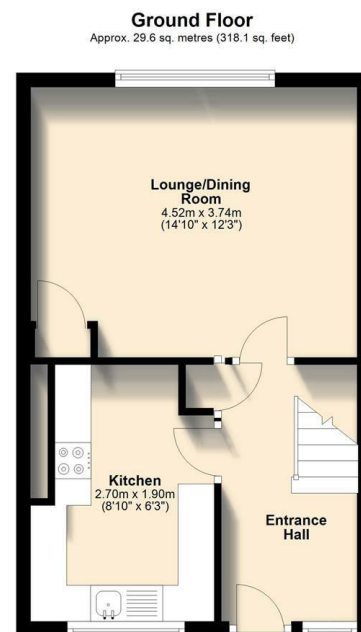
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Monday-Friday
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**Our Property
Reference:**
19541285

Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. we strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. should you decide to use them you should know that we may receive a referral fee of between £30 - £100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. Neither Plymouth Homes Estate Agents nor any of it's employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these



- TWO STOREY FLAT
- SPACIOUS ACCOMODATION
- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- ALLOCATED PARKING SPACE
- CENTRAL LOCATION
- COMMUNAL GARDEN
- ENERGY RATING: BAND

**8 Vaagso Close, Devonport, Plymouth, PL1
4DD**

We feel you may buy this property because....

We feel you may buy this property because... 'Of the beautiful and spacious accommodation on offer '

£135,000

www.plymouthhomes.co.uk

Number of Bedrooms
3

Property Construction
Add text here

Heating System
Add text here

Water Meter
Add text here

Parking
Add text here

Outside Space
Add text here

Council Tax Band

Council Tax Cost
2021/2022
Full Cost: Add text here
Single Person: Add text here

Stamp Duty Liability
First Time Buyer: Add text here
Main Residence: Add text here
Second Home of Investment Property: Add text here

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Introducing

This second-floor flat offers spacious accommodation arranged over two floors comprising kitchen, lounge/dining room, three bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is a communal garden area and an allocated parking space. This property will make the perfect first home or an excellent investment. Plymouth homes strongly recommend an internal inspection to appreciate the location and accommodation on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a communal stairwell, rising to the second floor and a private door providing access into number 8 Vaagso Close.

GROUND FLOOR

ENTRANCE HALL

Part glazed entrance door into the entrance hall, with double glazed window to the front, built in storage cupboard, radiator, stairs rising to the first-floor landing, doors to the kitchen and lounge/dining room.

KITCHEN

8'10" x 6'2"

Fitted with a matching range of base and eye level units with worktops above, fitted oven and hob, stainless steel sink unit, tiled splashbacks, spaces for washing machine, fridge freezer double window to the front, radiator, wall mounted boiler serving the heating system and domestic hot water.

LOUNGE/DINING ROOM

14'9" x 12'3"

A spacious reception room with double glazed window to the rear, built in storage cupboard, radiator.

FIRST FLOOR

LANDING

With double glazed window to the side, doors to all rooms.



BEDROOM 1

11'9" x 8'5"

A double bedroom with double glazed window to the front, radiator, built in wardrobes.

BEDROOM 2

8'0" x 12'11"

A second double bedroom with double glazed window to the rear, radiator, built in wardrobes.

BEDROOM 3

10'2" x 6'6"

A single bedroom with window to the rear, radiator.

BATHROOM

8'0" x 7'5"

Fitted with a three-piece suite comprising pea shaped bath with overhead shower, pedestal wash hand basin, tiled splashback, low level WC.

OUTSIDE

To the rear of the building is a communal garden area.

PARKING

The vendor informs us the property benefits from the use of an allocated and numbered parking space which is located to the side of the building.

LEASEHOLD

The term of the lease for this property is 999 years from 1989. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is included within the service charge which is approximately £1050 per annum. This will be verified by the purchasers legal advisor during the conveyancing process.

We recommend that potential purchasers inform their



mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.

AGENT'S NOTE

These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.

