



Offers In Excess of £150,000

Located within close proximity to Derriford Hospital is this immaculate ground floor flat. The flat has its own private entrance and a private rear garden making it a great home or investment opportunity. The accommodation comprises of lounge/diner, two bedrooms, modern fitted kitchen and bathroom. The property also benefits from gas central heating, double glazing and a garage located in a near by block. The popular area of Thornbury is situated to the North of Plymouth City Centre. The area offers a great range of local facilities which include Derriford and the Nuffield Hospitals, Nuffield gym and health club, primary and secondary schools, various superstores and access to the A38 Devon Expressway.

Walcot Close, Thornbury, PL6 8TG

Accommodation Comprises

Entrance Hall

Lounge/Dining Room
4.19m (13'9") x 3.6m (11'10")

Kitchen
2.41m (7'11") x 2.13m (7'0")

Bedroom One
4.47m (14'8") x 2.73m (8'11")

Bedroom Two
3.5m (11'6") x 2.2m (7'3")

Bathroom

Outside

To the rear of the property there lies an enclosed level garden.

Garage

Off street parking is provide by way of a singe garage within a nearby block.

Other Information

Lease Length Remaining – 940 years

Ground Rent - £42 Per Annum

Service Charge - TBC

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

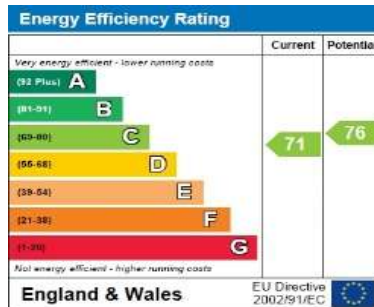




Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

