



Falcon

01752 600444

39 Wentwood Gardens

Thornbury, Plymouth, PL6 8TD

Guide Price £130,000 - £140,000





In Brief

Ground Floor Flat with Gardens to Front and Rear

Reception Rooms Living Room & Kitchen, Gardens to Front and Rear

Bedrooms Two Double Bedrooms

Area 499 Sqft

Parking Garage

Tenure Leasehold

Council Tax A

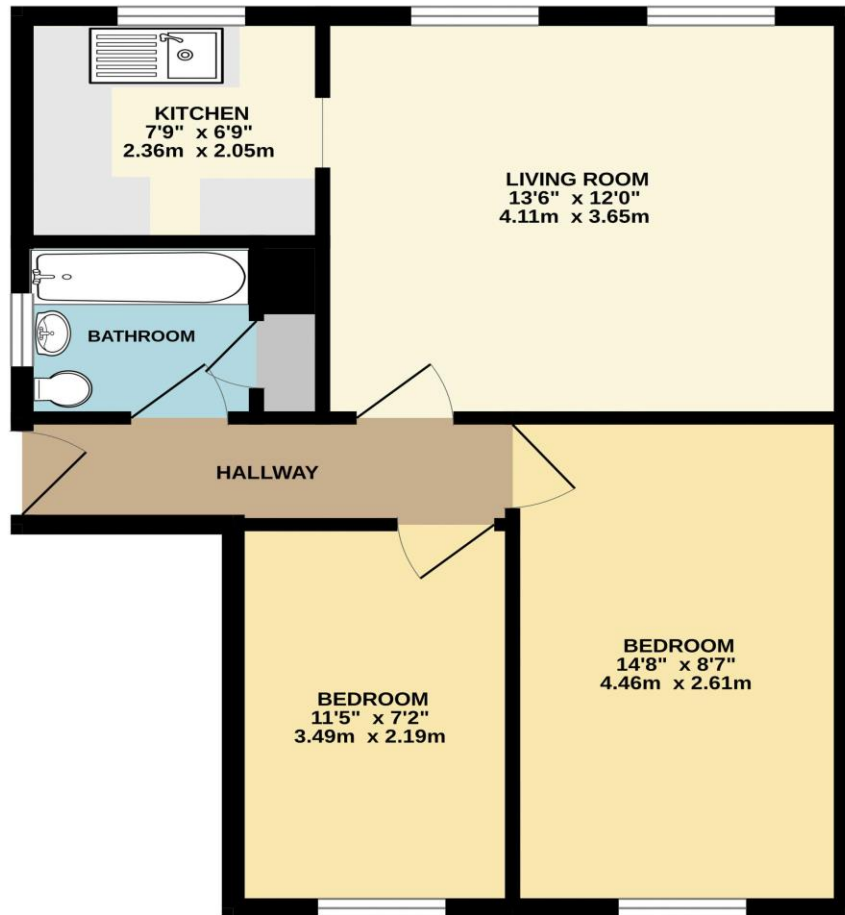
Description

A fantastic opportunity to purchase this two bedroom ground floor flat in this convenient location close to Derriford Hospital, Derriford Business Park, local shops and popular schools. The property enjoys the benefit of gardens to the front and rear, while there is also the added benefit of a garage. The flat is currently rented out and can be purchased as an investment property, alternatively is available with no onward chain. The flat offers accommodation comprising of a living room which overlooks the front garden and provides access into the kitchen. The kitchen has a range of base units with work surfaces over, additional wall mounted units and spaces for appliances. The flat also has two spacious bedrooms both looking out to the rear over your own private garden, while the main bathroom has been fitted with a WC, wash hand basin and a bath with an electric shower over. Externally as mentioned the flat offers gardens to both the front and rear, while the garage is in a block nearby. This is a great flat, perfectly located offering the potential to be either an investment purchase or vacant possession. Call now for more details or to organise a viewing. PLEASE NOTE: 950 years remaining on the Lease. Ground Rent: £43.50 per annum paid half yearly. Building Insurance Fee of £102 per annum. PLEASE NOTE: Under the Estate Agent Act 1979 we must disclose that the seller of the property is an employee of Falcon Property.

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GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.4 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Your home may be repossessed if you do not keep up repayments on your mortgage.

