



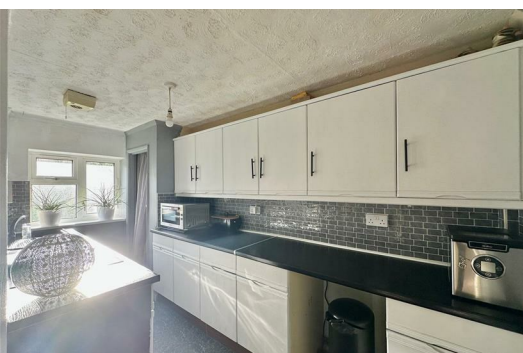
27 South Hill

Hooe, Plymouth, PL9 9PS

£147,000



Being sold with no onward chain is this purpose-built first-floor flat. The accommodation briefly comprises a lounge/dining room, fitted kitchen, 2 good-sized bedrooms & bathroom. The property benefits from double-glazing & gas-fired central heating. Garden area to the rear.



SOUTH HILL, HOOE, PL9 9PS

ACCOMMODATION

Access to the property is gained via the part double-glazed entrance door leading to the entrance lobby.

ENTRANCE LOBBY

Stairs rising to the accommodation.

LANDING

Double-glazed window to the side elevation. Loft hatch. Doors providing access to the accommodation.

LOUNGE/DINING ROOM 17'8" x 10'7" (5.41 x 3.25)

Double-glazed window to the front elevation with a pleasant outlook over local rooftops and views towards Plymouth City Centre. Built-in storage cupboard. Laminate floor.

KITCHEN 13'7" x 6'0" incl kitchen units (4.16 x 1.83 incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces. Inset single drainer single bowl sink unit with mixer tap. Built-in electric hob. Recess housing the gas boiler. Double-glazed window to the rear elevation.

Please note that the white goods in situ may well be included within the sale price.

BEDROOM ONE 14'6" x 10'5" (4.43 x 3.18)

A dual aspect room with double-glazed windows to the front and side elevations. Built-in storage cupboard.

Please note that the free-standing bedroom furniture in situ will be included within the sale price of the property.

BEDROOM TWO 10'4" x 10'3" (3.15 x 3.13)

Double-glazed window to the rear elevation. Built-in storage cupboard.

BATHROOM 10'4" x 4'5" (3.16 x 1.36)

White suite comprising bath with tiled area surround, mixer tap and spray attachment, pedestal wash basin and low level toilet. Obscured double-glazed window to the rear elevation.

OUTSIDE

At the rear of the property there is a shared garden with a central path leading to a right hand section of garden. This right-hand section of the garden is the area for number 27 and this area is laid to lawn. There is a washing line. Outside storage shed adjacent to the entrance door.

COUNCIL TAX

Plymouth City Council
Council tax band A

LEASEHOLD INFORMATION

The property is leasehold. There is 125 year lease with 97 years remaining.

The annual ground rent is £10 and the annual service charge is £334.94. There is a fee of £50 for selling or letting.

SERVICES

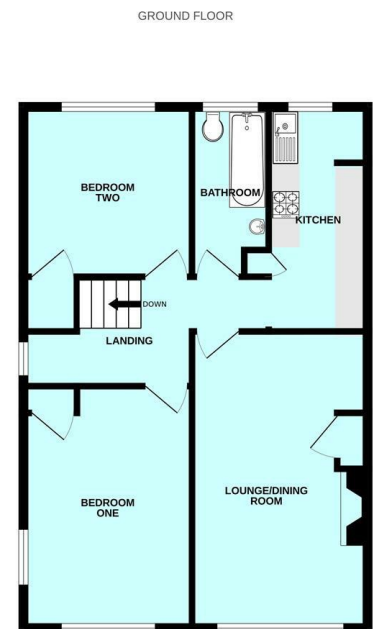
The property is connected to all the mains services: gas, electricity, water and drainage.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Made with Mergen CAD24

Energy Efficiency Graph

