



## 27 South Hill

Hooe, Plymouth, PL9 9PS

**£135,000**



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.

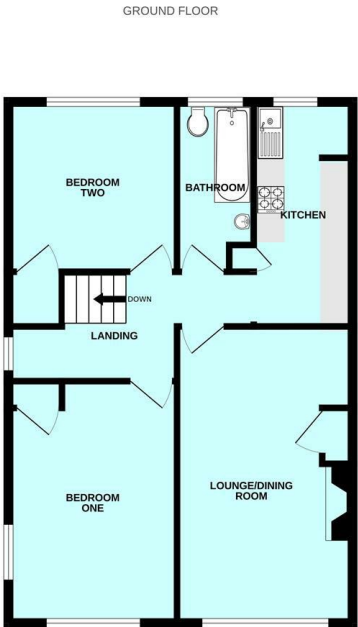
SERVICES

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

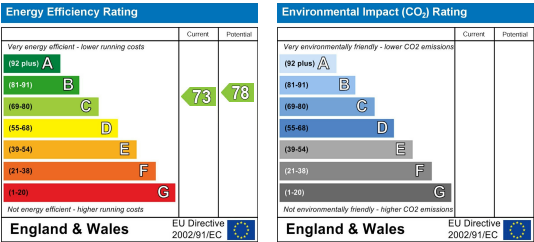
Area Map



Floor Plans



Energy Efficiency Graph



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