



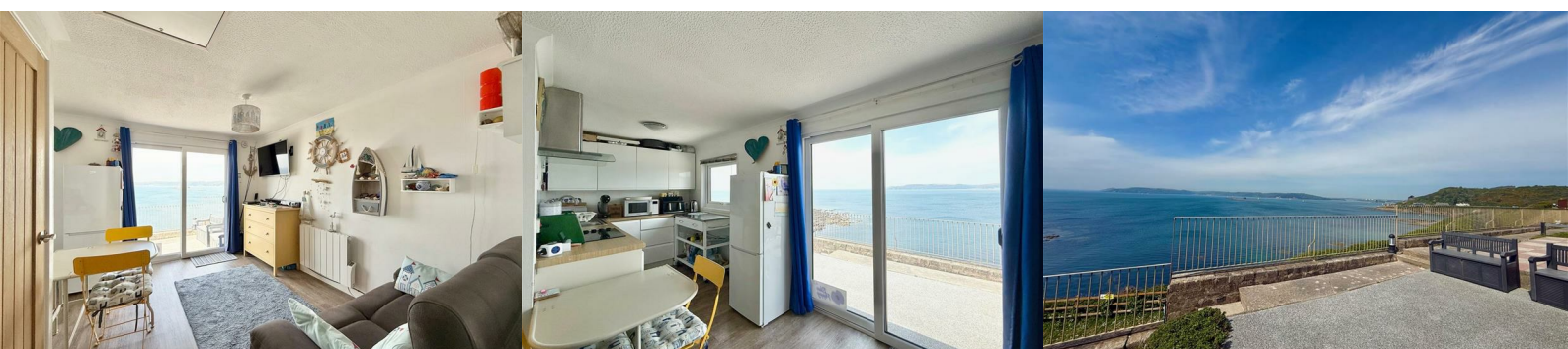
## 42 Bovisand Park

Down Thomas, Plymouth, PL9 0AE

**£189,950**



Spend time in viewing this wonderfully-positioned elevated end-terraced chalet with panoramic views across Plymouth Sound towards Rame Head and around towards Plymouth and the Breakwater. The accommodation comprises an open-plan living room/kitchen, 2 bedrooms & shower room. Within the development there is allocated parking & the use of a nearby shop.



## BOVISAND PARK, DOWN THOMAS, PL9 0AE

### ACCOMMODATION

Access to the property is gained via the double-glazed sliding patio style doors leading into the living/kitchen area.

### LIVING/KITCHEN AREA 12'4" x 8'7" x 8'11" x 6'8" (3.76 x 2.62 x 2.73 x 2.04)

Within the kitchen area there is a series of matching eye-level and base unit with work surfaces. 4-ring electric hob. Single drainer sink unit. Built-in storage cupboard. Laminate floor.

### BEDROOM ONE 8'11" x 8'2" (2.74 x 2.49)

Window to the rear elevation. Laminate floor.

### BEDROOM TWO 9'1" x 9'0" (2.79 x 2.75)

Window to the rear elevation. Laminate floor.

### SHOWER ROOM

Modern suite comprising a walk-in shower with shower unit and spray attachment, low level wc and a sink unit with a cupboard beneath. Window to the side elevation.

### COUNCIL TAX

South Hams District Council

Council tax band A

### AGENT'S NOTE

The chalet is leasehold with 74 years remaining of a 99 year lease. The lease started on the 1st June 2000.

Each chalet owns a share of the freehold.

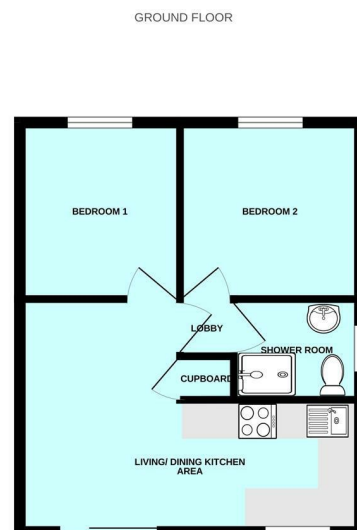
The ground rent is £5 per annum and the service charge is £1,170 per annum. This includes mains water and buildings insurance.

There are 6 weeks of the year where you are unable to stay overnight at the accommodation, from the 6th January until the end of February.

## Area Map



## Floor Plans



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