




Ellacombe Church Road, TQ1 1LN

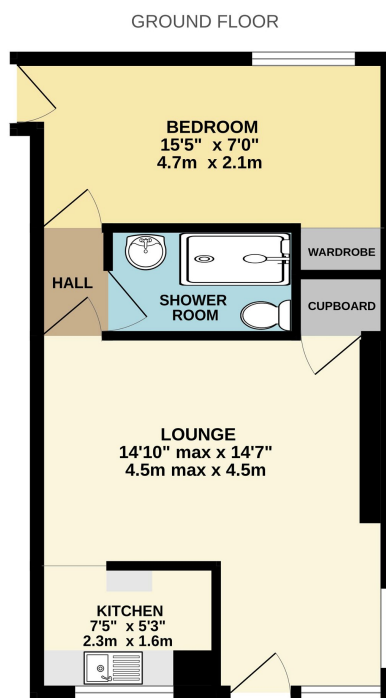
Offers Over £90,000

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SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

- Spacious 1 Bedroom Flat
- Close to Town
- Perfect Investment/First-Time Buy
- Double Glazing
- EPC - C
- NO ONWARD CHAIN
- Allocated & Visitor Parking
- Private Garden
- Council Tax - A
- Service Charge - £1,100 pa



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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You enter from the rear, where there is one allocated and visitor parking. Steps lead up to the private entrance and garden. You enter into the lounge with a storage cupboard and large window. Next to the lounge is the kitchen which is complete with a range of units, sink with mixer taps, space for a cooker, fridge/freezer and plumbing for washing machine. The bathroom has a large shower cubicle, hand wash basin, low level wc. Lastly the double bedroom has a wardrobe and door leading to the front of the property.

