



Connells

Horn Lane Flats Horn Lane
Plymouth



Property Description

Discover this charming first floor flat, situated in the ever-popular area of Plymstock. This well-presented home is in good condition, boasting two bedrooms and a modern bathroom, making it ideal for first-time buyers, downsizers, or investors alike.

Step inside to find a bright and airy living space that offers a comfortable setting for relaxing and entertaining guests. A well-designed kitchen caters for all culinary needs, while both bedrooms provide ample room for double beds and additional furnishings. Offering the convenience of on-street parking, you'll also enjoy a private front garden—perfect for summertime pottering or a tranquil cuppa outdoors.

Positioned in a friendly community, this property places you within easy reach of Plymstock's vibrant local amenities, including shops, popular pubs, and excellent schools. Wonderful walking and cycling routes along the nearby Plym Valley Trail, and the scenic waterfronts of the River Plym, make it a fantastic choice for lovers of the outdoors. With regular bus routes and road links to Plymouth city centre and beyond, commuting is straightforward.

Offered with no onward chain, this delightful home invites you to settle in without delay. Arrange a viewing today and see first-hand the potential this property has to offer.

Lounge

14' 10" Max x 11' 8" Max (4.52m Max x 3.56m Max)

Kitchen

9' 11" x 7' 3" (3.02m x 2.21m)

Bedroom One

12' 11" Max x 11' 8" Max (3.94m Max x 3.56m Max)

Bedroom Two

7' 9" x 7' 3" (2.36m x 2.21m)

Bathroom

6' 8" x 5' 4" (2.03m x 1.63m)

Agents Note

The property has a remaining lease of 959 years, and there is a peppercorn ground rent.





Total floor area 56.1 m² (603 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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2A The Broadway Plymstock
PLYMOUTH PL9 7AW

EPC Rating: C

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLK307565

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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