



**Willoughby Way, Millbay, Plymouth, PL1 3GA**  
**£240,000 LEASEHOLD**



## Willoughby Way

Millbay, Plymouth

A split-level home with 2 bedrooms, 2 bathrooms, open plan living room, contemporary kitchen, balcony, and integrated appliances. Modern finishes throughout. Council Tax band: C

Tenure: Leasehold

- Integrated Appliances
- Split-Level Home
- Master En-suite with built in Wardrobes
- External Storage
- Driveway for 1 Car
- Open Plan Living Space
- Fully Fitted Kitchen with High End Appliances
- Highly sort after Millbay Development
- West facing Balcony

# Willoughby Way

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The split-level home private front door leads into entrance hall with stairs leading up to first floor and door leading through to: The second bedroom is a double with understairs cupboard and door leading through to dressing area with cupboard housing the washer/dryer and heat exchange unit. Further door leads through to the en-suite bathroom comprising tiled flooring along with Porcelanosa sanitaryware comprising floor mounted WC with dual flush plate, concealed cistern and soft close seat, wash hand basin with Hansgrohe mixer tap, panelled bath with thermostatic mixer shower, glass shower screen and full height tiling to walls around bath. Oak coloured laminate vanity unit with inset mirror, shelving and shaver socket. Chrome finish electric heated towel rail. Leading up the stairs to the first floor into the open plan living room with French doors leading to West facing balcony and a U-shaped contemporary styled Mayflower kitchen located to the rear of this room with satin matt cabinets and contrasting laminate worktops, upstand and glass splashback behind hob and under-cabinet lighting. Integrated appliances to include: multi-functional oven and induction hob, fridge/freezer and full size dishwasher. The master double bedroom has fitted wardrobes and door leading through to en-suite shower room with Porcelanosa sanitaryware comprising floor mounted WC with dual flush plate, concealed cistern and soft close seat, wash hand basin with Hansgrohe mixer tap, thermostatic mixer shower with glass enclosure and fully tiled, oak coloured laminate vanity unit with inset mirror and shelving, shaver socket, chrome finish electric heated towel rail and tiled flooring.



## OUTSIDE

This split-level home benefits from a balcony, allocated parking space and bike storage.

## TENURE & SERVICES

**Tenure:** Leasehold

**Lease Length:** 250 years from 22nd December 2006.

**Services:** Mains Water, Electric and Drainage.

**Service Charge:** £1002.99 per annum.

**Ground Rent:** £250 per annum.

**Council Tax Band:** C

**EPC:** B



## SPLIT-LEVEL HOMES

### Plot 3.04

2 Bedroom, Type M-2A

#### Total Area

77m<sup>2</sup>

829ft<sup>2</sup>

#### Kitchen / Dining

3,950 x 2,700mm

13' 0" x 8' 10"

#### Living

5,226 x 4,050mm

17' 2" x 13' 3"

#### Master Bedroom

3,160 x 3,138mm

10' 4" x 10' 3"

#### Bedroom 2

5,176 x 2,890mm

17' 0" x 9' 6"



GROUND FLOOR



FIRST FLOOR

C = Cupboard

WD = Washer Dryer

W = Wardrobe



## Atwell Martin

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