



Carrolls Way, Plymstock PL9 9FJ

welcome to

Carrolls Way, Plymstock

*** 45% SHARED OWNERSHIP ***

A fantastic opportunity to purchase this TWO BEDROOM, COACH HOUSE with a GARAGE and two allocated PARKING spaces within a POPULAR CUL-DE-SAC in Plymstock. Shared ownership properties like this RARELY come to market so do not MISS OUT! Call Fox & Sons today!



Entrance Hall

Radiator, door to lounge, both bedrooms and bathroom.

Lounge

Juliet balcony to front elevation and two radiators.

Kitchen

A modern white wall and base unit kitchen with space for appliances and double glazed window to rear elevation.

Bedroom 1

Double glazed window to front elevation, radiator and door to ensuite.

Ensuite

Shower, WC, sink, extractor fan and radiator.

Bedroom 2

Double glazed window to front elevation and radiator.

Bathroom

A bath, WC, pedestal sink, radiator, extractor fan and double glazed obscure window to rear elevation.

Garage

The property benefits from a garage which has water, electric and lighting.

Parking

Two allocated parking spaces.



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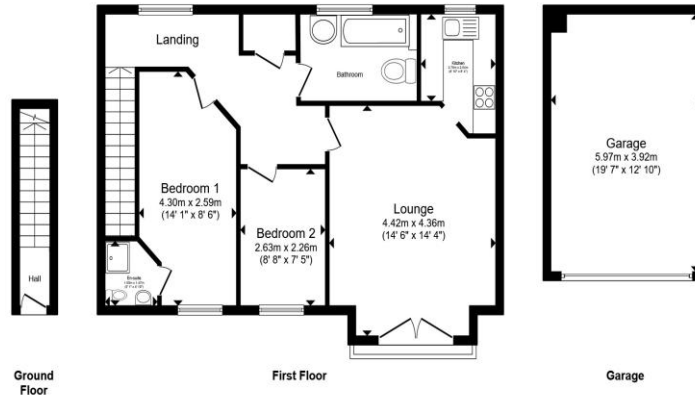
- 45% Shared Ownership
- Subject To A Local Living Restriction - Contact Agent
- Garage
- Allocated Parking - Space For Two Vehicles
- Coach House

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 171.12

Ground Rent: 3991.68

This is a Leasehold property with details as follows; Term of Lease 99 years from 10 Jun 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



£85,750

Total floor area 99.7 m² (1,074 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

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Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP104695 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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