



Office Suite 10  
2 Barrack Court  
4a William Prance Road  
Derriford  
Plymouth  
PL6 5ZD  
Tel: 01752 256836

Email: [office@swiftestateagents.co.uk](mailto:office@swiftestateagents.co.uk)  
Website: [www.swiftestateagents.co.uk](http://www.swiftestateagents.co.uk)



**Offers In Excess Of £150,000 LEASEHOLD**

**BEDFORD TERRACE, NORTH HILL, PLYMOUTH**

**A spacious two double bedroom ground floor flat situated in a great central location, within walking distance to the City Centre, Mutley Plain and Plymouth University Campus. The property would make the perfect buy to let investment or first time buy purchase due to its position being so convenient for students and working professionals. There are two allocated parking spaces which belong to the property and has its own private courtyard to the rear. Other benefits to this property include being fully double glazed and centrally heated.**



## **PROPERTY DETAILS**

**Lease information - 977 years remaining**  
**Service/maintenance charges - £1,560 per annum**  
**Management company – Smeaton Block Management**  
**Council tax band – A**  
**EPC – D**

Communal entrance with entry phone system and private door to;

### **ENTRANCE HALL**

Ceiling down lighters, radiator, built in storage cupboard under stairs, fitted base storage cupboard, UPVC double glazed window to rear elevation, opaque UPVC double glazed door to rear courtyard.

### **LOUNGE / DINING ROOM**

**17'11" x 13' (5.47m x 4m)**

Attractive cast iron Victorian fireplace with wooden surround and mantle over, radiator, picture rail, ornate coving to ceiling and centre ceiling rose, UPVC double glazed window to front elevation.

### **KITCHEN**

**9'10" x 8'1" (3m x 2.47m)**

Range of fitted beech effect units comprising cupboards and drawers with granite effect roll top working surfaces, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, range of fitted eye level storage cupboards, built in oven and four burner gas hob with extractor canopy over, integrated washing machine, fridge and freezer, wall mounted gas boiler providing hot water and central heating, UPVC double glazed window to rear elevation, ceiling down lighters, wood laminate flooring, coving to ceiling.

### **BEDROOM ONE**

**13' x 12'4" (3.97m x 3.76m)**

Radiator, picture rail, ornate coving to ceiling, UPVC double glazed window to front elevation.

### **BATHROOM**

Modern white suite comprising panelled bath with mixer tap and electric shower over with glazed shower screen, pedestal basin, low level WC, radiator, three quarter tiled walls, extractor fan, ceiling down lighters, ceramic tiled flooring

### **BEDROOM TWO**

**13' x 13'3" (3.97m x 4.04m)**

Radiator, UPVC double glazed window to rear elevation, picture rail, coving to ceiling.

### **OUTSIDE**

To the rear of the property is an enclosed courtyard being laid to lawn. This is split into 2 parts. The left hand side lawned area is allocated to this flat. The right hand side is communal. To the front of the property is a communal parking area with 2 allocated parking spaces belonging to the property.

### **SERVICES**

All main services are connected to the property.

## **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

### **The Consumer Protection Regulations**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.

# Flat 1, 8 Bedford Terrace

Total floor area 76.0 sq. m. (818 sq. ft.) approx



Floor plans are for identification purposes only.  
All measurements are approximate.

Created using Vision Publisher™

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Follow us on Instagram & Facebook - swiftstateagents

