



## 8 LAVINGTON CLOSE, PLYMPTON

PLYMOUTH, PL7 1PL

OIEO £136,000  
LEASEHOLD

This could be an ideal First Time Buy or maybe for someone downsizing who loves to garden. This purpose built ground floor flat has the benefits of double glazing, parking and a generous sized private rear garden. Accommodation comprises lounge/diner, bedroom, bathroom and kitchen with built in oven and hob. Offered with no onward chain, an early viewing is highly recommended.



## 8 LAVINGTON CLOSE

- Ground Floor Flat with Large Private Garden
- Lounge/Diner, Kitchen
- Allocated Parking
- Bedroom and Bathroom
- uPVC Framed Double Glazing
- No Onward Chain



### Entrance:

uPVC framed door into:

### Porch:

Glazed door into:

Lounge/Diner: 5.24m x 3.49m (17'2" x 11'5" )

L Shaped (measurements at longest point) (Narrowing to 1.74m). Feature fire surround. Wall mounted electric heater and double glazed window to the front. Doors to:

Kitchen: 3.97m x 1.65m (13'0" x 5'4")

Base and wall units to one side with work surfaces over and tiled splashbacks. Built in oven and hob with extracto above. Stainless steel sink unit, space for washing machine and larder style fridge. uPVC framed window and door to the rear.

### Hallway:

Storage cupboard, doors off to:

### Bathroom:

White suite comprising of panelled bath with electric shower over and tiled surround, wash hand basin and low level wc.

Bedroom: 3.62m x 2.86m (11'10" x 9'4")

(at longest point). Built in wardrobe and an airing cupboard with emersion heater tank. Window to the rear.

### Rear Garden:

To the rear of the property there is a small patio area. From here, a gentle slope leads down to a very generous private garden area that is mainly grassed and

has a concrete pathway and bark chipped area. The property has a small frontage which has been used to park a small car. There is an additional allocated space in a nearby car parking area.

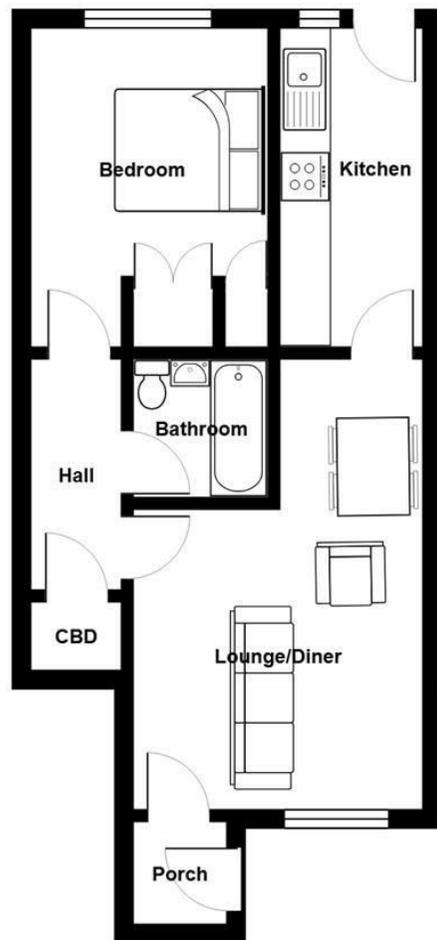
### Useful Information:

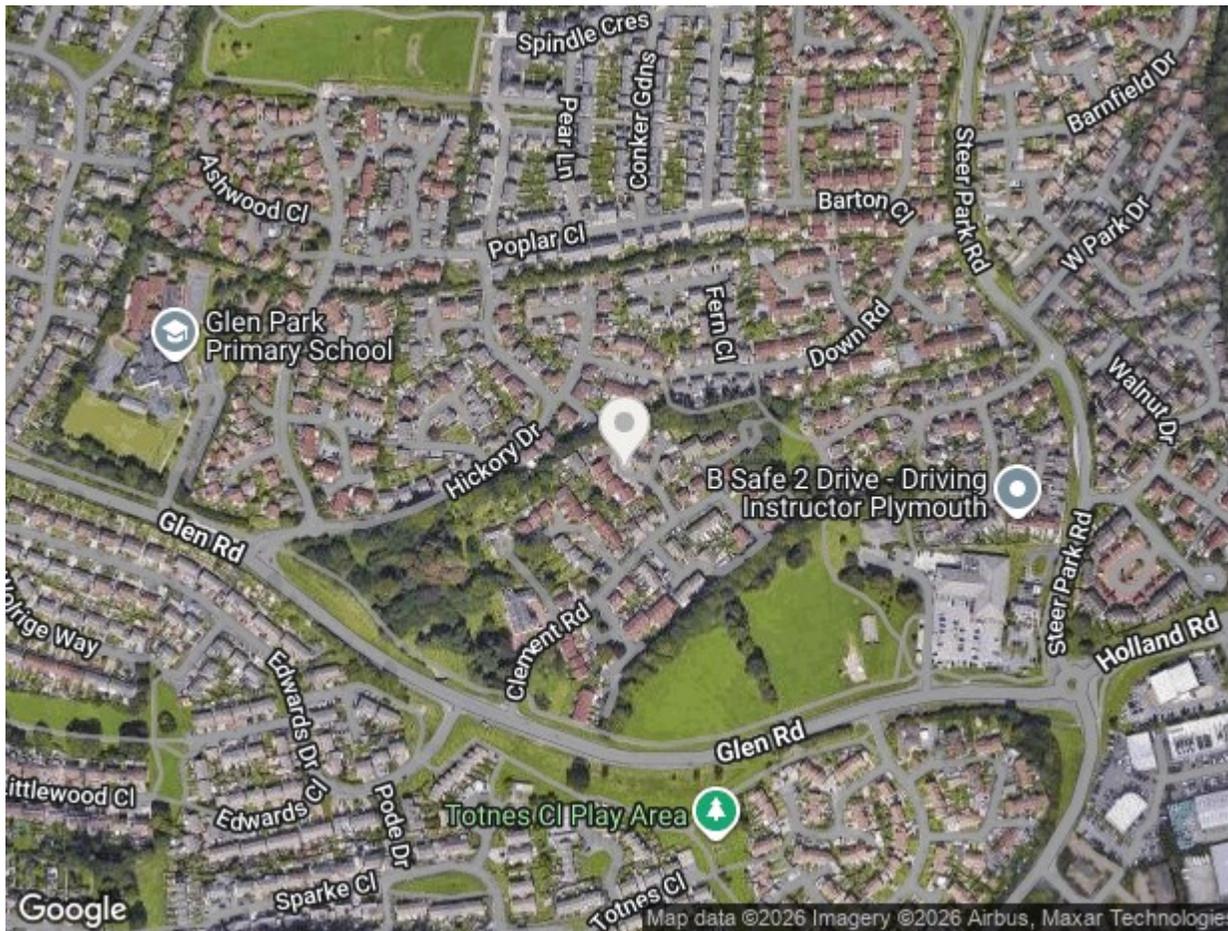
Parking - Allocated Space and possibly space for small car to the front.

Council Tax Band - A £1550.28 (2025/26)

Lease 999 Years from 1st Jan 1980

## 8 LAVINGTON CLOSE





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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