



Connells

Paynter Walk
Plymouth



Property Description

A fantastic opportunity for first-time buyers looking to step onto the property ladder or investors seeking a ready-to-let addition to their portfolio, this well-presented self-contained studio apartment offers far more than first meets the eye.

Cleverly partitioned to create a separate single bedroom, the property provides a practical layout that maximises both space and privacy. The accommodation comprises a bright living area, a modern fitted kitchen, a contemporary bathroom, and the additional benefit of a separate bedroom.

Externally, the property enjoys its own private front garden, providing an attractive outdoor space with a pleasant outlook over established greenery and shrubs. Further benefits include allocated parking, a 953-year lease, no management charges, and only a peppercorn ground rent, making this an exceptionally low-cost property to own. The apartment is also offered to the market with no onward chain, ensuring a straightforward purchase.

Situated in the highly sought-after area of Plympton, the property is conveniently located close to local amenities, transport links, and a range of shops and services, making it an excellent choice for both owner-occupiers and buy-to-let investors alike. An early viewing is highly recommended to appreciate this deceptively spacious, low-maintenance home and all it has to offer.

Entrance Hall

Double glazed door to the side aspect, storage cupboard

Lounge

14' 8" max x 13' 5" max (4.47m max x 4.09m max)

Double glazed window to the front aspect, door access to kitchen and bedroom

Kitchen

9' 2" max x 6' 10" max (2.79m max x 2.08m max)

Double glazed window to the front aspect, fitted kitchen with wall and base units, space for washing machine, cooker and fridge freezer, sink and draining board with mixer tap

Bedroom

6' 7" max x 5' 10" max (2.01m max x 1.78m max)

Double glazed window to the front aspect

Shower Room

Walk in shower cubicle, wash hand basin, low level WC, storage cupboard

Front Garden

Low maintenance with gravel area

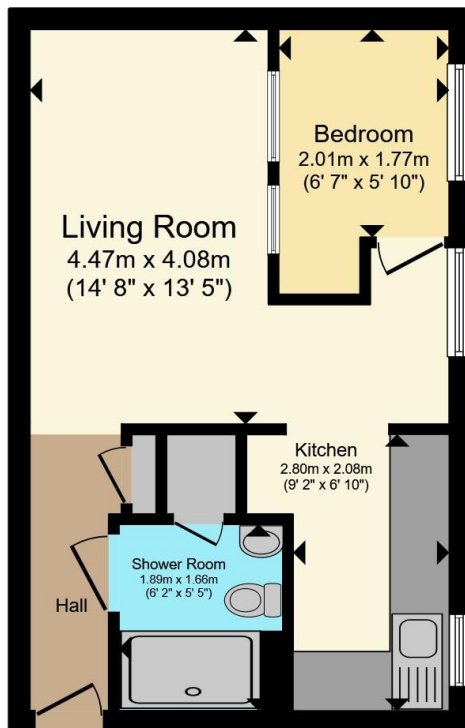
Agents Note

There is a £10.00 per annum peppercorn ground rent charge. Please speak to the branch for further information.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 29.3 m² (315 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

Connells



To view this property please contact Connells on

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EPC Rating: E Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PLN307706

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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