



35b Mutley Plain

Plymouth, Devon, PL4 6JG

Leasehold - £135,000



Property

Communal Entrance door provides access to two properties. Staircase leads to the first floor with access to private access door and storage room.

Accommodation

Storage Room – 7' 5 x 3' 8 (2.28m x 1.09m)

With window.

A private door leads into the property with staircase providing access onto:

Spacious Landing

Double glazed window providing light onto the landing, wall mounted gas boiler, staircase rises to the top floor with under stairs storage cupboard. Door to:

Sitting Room/Kitchen – 20' 5 x 14' 2 (6.26m x 4.34m) max

Open plan living space with double glazed windows overlooking Mutley Plain, radiator, range of kitchen units with built-in oven and hob, stainless steel sink.

Bedroom 1 – 13' 3 x 13' 1 (4.06m x 4.01m) inc ensuite

Double glazed window to the front, radiator, door to:

Ensuite Shower Room

Fitted with shower cubicle, low level w.c., wash hand basin, heated towel rail.

Staircase from landing leads to the top floor attic rooms.



Bedroom 2 – 16' 1 x 10' 8 (4.90m x 3.30m) max

Please note restricted height into roof eaves. Double glazed window to the rear with far reaching views, radiator.

Bedroom 3 – 10' 3 x 8' 10 (3.14m x 2.73m) max

Please note restricted height into roof eaves. Double glazed dormer window, radiator.

Bathroom

Please note restricted height into roof eaves. Fitted with panelled bath, pedestal wash hand basin, w.c., double glazed dormer window.

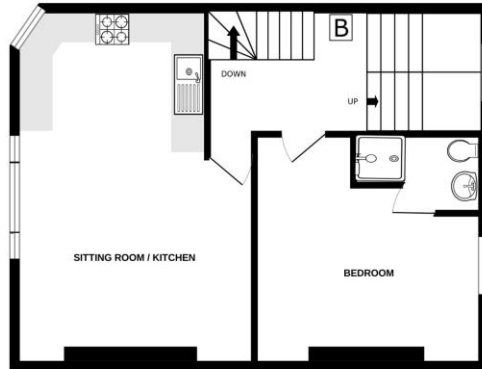
COUNCIL TAX: Band B

LOCAL AUTHORITY: Plymouth

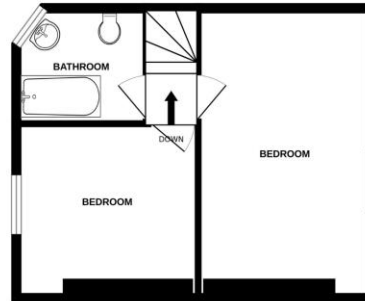
POSTCODE FOR SAT NAV: PL4 6JG



GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.

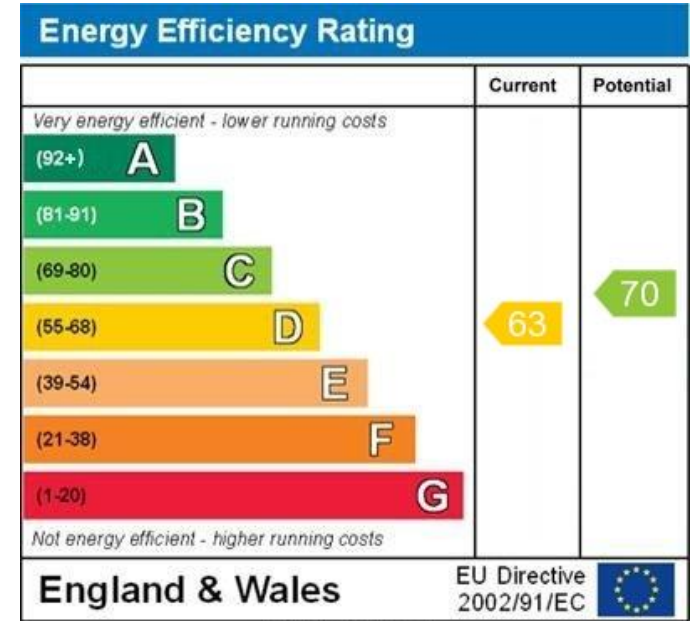


TOTAL FLOOR AREA: 867 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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