



Barncott Mudge Way, Plymouth PL7 2PS

welcome to

Barncott Mudge Way, Plymouth

*** NO CHAIN & GROUND FLOOR ***

A fantastic opportunity to purchase this TWO BEDROOM, GROUND FLOOR flat within the HIGHLY DESIRABLE Barncott, Mudge Way. Offering LIFT and stairs access, available PARKING all within a short walk to RIDGEWAY offering local SHOPS, CAFES and located opposite a BUS STOP



Entrance Hall

Two spacious storage cupboards, doors to both bedrooms, bathroom and lounge.

Lounge

Double glazed window to front elevation, a brand new electric feature fireplace with surround and access to the kitchen.

Kitchen

A kitchen of wall and base units with space for an undercounter fridge and freezer, washing machine and an integrated electric oven, hob and hood.

Bedroom 1

Double glazed window to front elevation and electric heater.

Bedroom 2

Double glazed window to front elevation and electric heater.

Shower Room

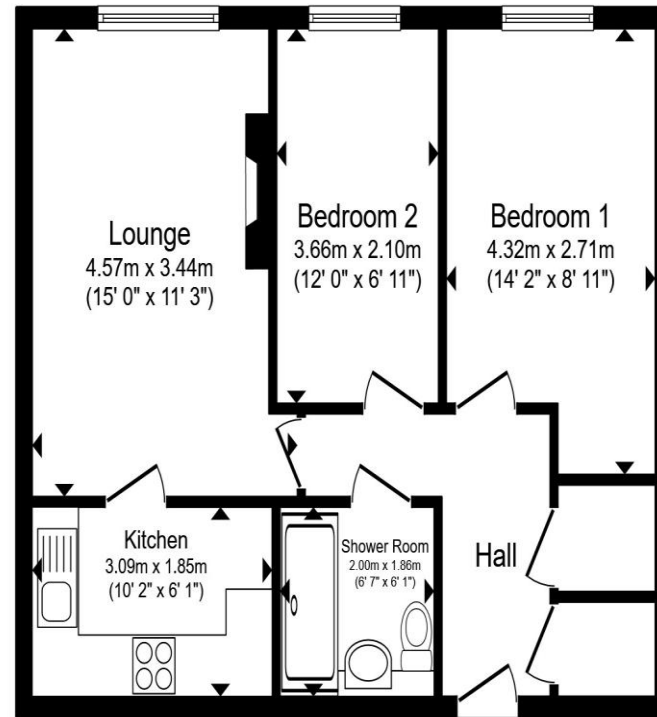
A full sized walk in electric shower with a vanity sink, WC, heater and extractor fan.

Communal Garden

The flat benefits from a shared garden space to the lower level of the building.

Parking

We have been informed by our vendor that there is potential to reserve a parking space, situated to the rear of the building and accessed from the Ridgeway.



Floor Plan

Total floor area 52.7 m² (567 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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Barncott Mudge Way, Plymouth

- Ground Floor
- On Site Manager (Working Hours)
- Parking Available
- Close To Local Shops & Cafes
- Prime Bus Stop Opposite

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP104572 - 0005

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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