



Not for marketing purposes INTERNAL USE ONLY

Brentford Avenue
Plymouth



Property Description

A well-presented two-bedroom ground floor flat offering spacious and well-maintained accommodation throughout, sold with reliable tenants in situ and generating immediate rental income.

The property comprises a bright and welcoming lounge/dining room with large windows overlooking the garden, a fitted kitchen with a range of wall and base units, two well-proportioned bedrooms, and a family bathroom with a bath and overhead shower.

Externally, the property benefits from a generous private rear garden featuring mature trees, established planting, and a patio seating area, providing an attractive outdoor space rarely found with flats.

Further benefits include gas central heating, double glazing, and a convenient residential location close to local amenities, schools, and transport links.

An excellent turnkey investment opportunity with tenants already in place.

Agents Notes

Agents Note; Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we

will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Agents Notes

Property being sold with Tenants in Situ.

Lounge

17' 3" x 11' 7" (5.26m x 3.53m)

Feature fireplace with a painted surround and inset electric stove-style fire. Two double-glazing windows to the front elevation. White radiators sit beneath the windows.

Kitchen

10' 6" x 8' 8" (3.20m x 2.64m)

A range of matching wall and base units with work tops above. Stain-less steel sink and drainer with dual mixer-tap. Cooker point. Plumbing for washing machine. Double-glazing window to the rear elevation. Wall-mounted Worcester combi boiler positioned neatly within the kitchen. White radiator.

Bedroom 1

13' 8" x 9' 9" (4.17m x 2.97m)

Double-glazing window to the rear elevation. White radiator.

Bedroom 2

10' 6" x 10' (3.20m x 3.05m)

Double-glazing window to the rear elevation. Black radiator. Built-in storage cupboard.

Bathroom

5' 10" x 4' 4" (1.78m x 1.32m)

Fitted with a white suite comprising a panelled bath with shower over and glazed shower

screen, vanity wash hand basin with storage beneath. Obscured double-glazing window to the side elevation. White radiator. Contemporary white wall panelling providing a clean, low-maintenance finish.

W.C

Separate W.C. Obscured double-glazing window to the side elevation.

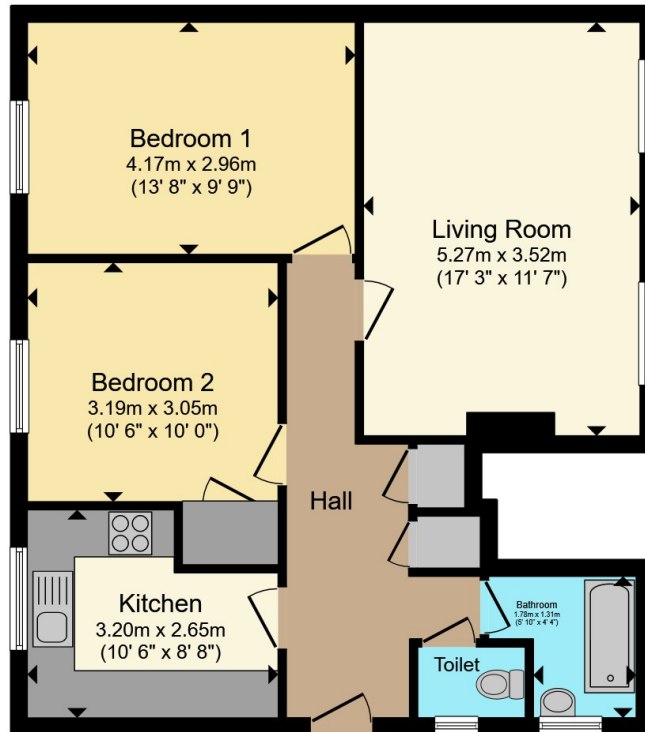
Rear Garden

Private garden enclosed by fencing and dense vegetation. A mature tree occupies the left-central portion of the garden.









Total floor area 65.1 m² (701 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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15 Victoria Road St Budeaux
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EPC Rating: C Council Tax
 Band: A

Service Charge: 334.94 Ground Rent:
 10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 27 May 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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