

for sale

offers in excess of **£130,000**



## Monmouth Gardens PLYMOUTH PL5 4DB

A well-presented one-bedroom ground floor flat featuring a bright lounge, modern kitchen, double bedroom, shower room, and a private front and rear garden.

# Monmouth Gardens PLYMOUTH PL5 4DB

## Front Of Property

The front door sits slightly recessed beneath the porch canopy.

A gravelled front area provides a low-maintenance garden space.

The entrance is accessed via a side pathway running along the right-hand side of the property. Enclosed front garden.

## Lounge

13' 2" x 12' 7" ( 4.01m x 3.84m )

Double glazing window to the front elevation, The fireplace is framed by a painted surround in a soft grey tone, giving it a clean, modern appearance.

The surround has simple, squared edges with a substantial mantel shelf on top.

Inside the surround is a dark inset panel (charcoal/stone effect) with subtle diagonal veining.

## Kitchen

10' 3" x 8' ( 3.12m x 2.44m )

A range of matching wall and base units with worktops above. A four-burner gas hob sits on the worktop, below is a built-in oven with stainless steel trim, above the hob is a stainless steel extractor hood. Behind the hob is a mosaic tile backsplash in shades of grey, black, and metallic tones. A stainless steel sink with drainer is positioned beneath the window. Double glazing

window to the rear elevation. Plumbing for washing machine. White radiator.

## Bedroom

10' 6" x 10' 3" ( 3.20m x 3.12m )

Double glazing window to the rear elevation. White radiator. On the right side of the image is a built-in wardrobe with a cream-coloured panel door

, an adjacent full-height mirrored sliding door.

## Shower Room

6' 11" x 5' 10" ( 2.11m x 1.78m )

Obscured double glazing window to the side elevation. Corner shower enclosure with glass doors. A white shower tray at the base

inside the shower. A wall-mounted handheld shower head attached to a vertical rail.

A chrome mixer control positioned at mid-height for temperature adjustment. A chrome heated towel rail is mounted on the wall. A compact, wall-mounted white sink sits beneath the window.

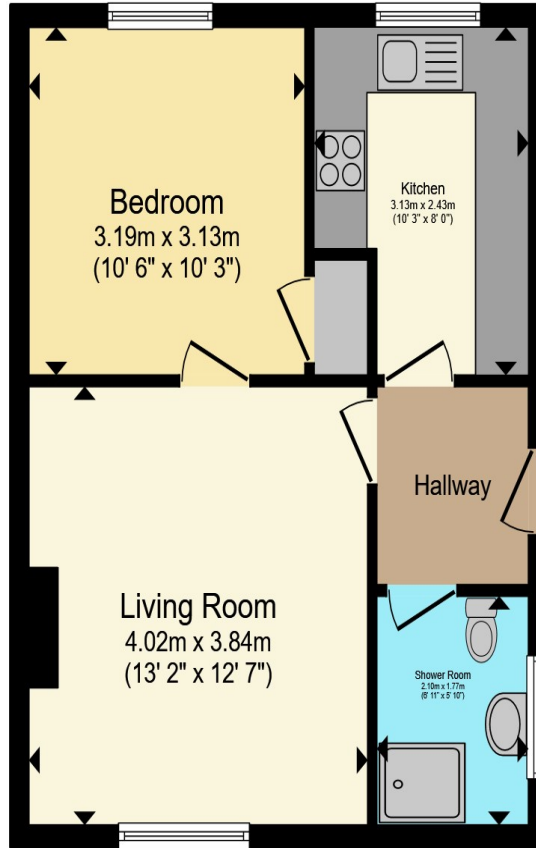
## Rear Garden



Enclosed rear garden, fully enclosed with fencing on all sides.  
A narrow concrete path runs from the foreground toward the back-right corner, dividing the lawn.  
The space is flat and functional, suitable for everyday use.







Total floor area 41.4 m<sup>2</sup> (445 sq.ft.) approx

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15 Victoria Road St Budeaux  
 PLYMOUTH PL5 1RW

Property Ref: SBU109798 - 0007

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold backs.

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