



Flat 1 21 Sutherland Road

Mutley, Plymouth, PL4 6BW

Offers Over £100,000



A lovely lower ground floor flat being sold vacant with no onward chain & set in the heart of Plymouth within walking distance of the University, City Centre & Plymouth train station. The accommodation comprises an L-shaped entrance hall, open-plan lounge/kitchen/diner, bathroom & a double bedroom. To the rear is communal gardens & a communal parking area for the residents.



SUTHERLAND ROAD, MUTLEY, PLYMOUTH, PL4 6BW

ACCOMMODATION

21 SUTHERLAND ROAD

The flat can be accessed via the main front door into the building, a further door with pedestrian access from the front lower ground floor & from the rear of the building.

FLAT 1

A wooden door gives access into the flat.

ENTRANCE HALL 10'5" narrowing to 3'10" x 5'9" narrowing to 2'10" (3.18m narrowing to 1.18m x 1.77m narrowing to 0.87)

L-shaped hallway with doors leading to the open-plan lounge/kitchen/diner, the bathroom & bedroom.

LOUNGE/DINER 15'9" x 13'3" into the bay (4.82m x 4.05m into the bay)

Open-plan room which consists of a lounge/diner area & kitchen. A feature fireplace with wood mantle & surround inset electric fan fire. Two wall mounted electric heaters. uPVC double-glazed bay window to the front. Covings. Ample space for dining table & sofas. Curved archway opens into the kitchen.

KITCHEN 9'8" x 3'10" (2.95m x 1.17m)

Matching base & wall mounted units to include a fitted oven. Space for a fridge & washing machine. Roll edge laminate work surface over has inset 4 ring ceramic hob & stainless steel single drainer sink unit with mixer tap. Tiled splash-back. Ceiling spotlights. Wood effect laminate flooring.

BATHROOM 8'0" x 6'0" (2.44m x 1.84m)

Matching suite of panelled bath with electric Mira shower over, close coupled wc & pedestal wash hand basin. Decorative tiled effect vinyl flooring. Door to the airing cupboard which houses the hot water cylinder.

BEDROOM 11'4" x 8'2" plus the recess (3.46m x 2.5m plus the recess)

Wall mounted electric heater. uPVC double-glazed window to the rear overlooking the garden. Recessed area for dressing table.

OUTSIDE

Communal gardens to the rear. Communal parking area providing off-street parking.

TENURE

Leasehold with a term of 999 years from December 1985. A ground rent of £100 per annum. The management company is Hammond Properties. A service charge of £1,200 per annum.

COUNCIL TAX

Plymouth City Council
Council Tax Band: A

SERVICES

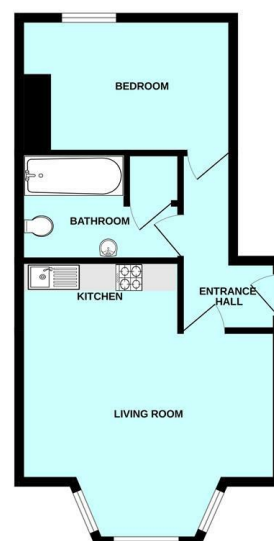
The property is connected to all the mains services: electricity, water and drainage.

Area Map



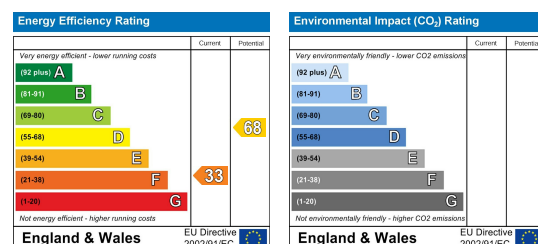
Floor Plans

GROUND FLOOR



Made with Mapbox C2026

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.