



**Barncott Mudge Way, Plymouth PL7 2PS**

fox & sons

**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

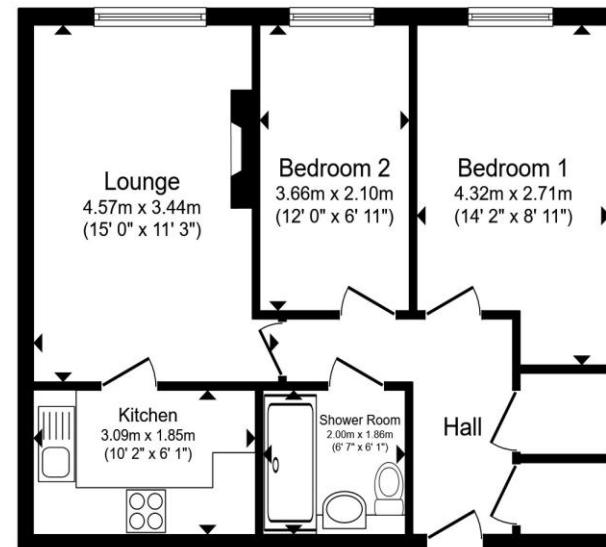
A full sized walk in electric shower with a vanity sink, WC, heater and extractor fan.

## 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 m<sup>2</sup> (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](http://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: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 250.00

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**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
PYP104572 - 0003

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