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### **Offers Over £130,000 LEASEHOLD**

**A well-presented, one double bedroom first floor flat, two allocated parking spaces, generous lounge/diner, separate kitchen, newly fitted bathroom & private front garden.**

**KITTER DRIVE, STADDISCOMBE, PLYMOUTH**

**EPC - C**



## PROPERTY DETAILS

Located in a quiet cul-de-sac within the popular residential area of Staddiscombe, this well-presented first floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Conveniently situated close to local amenities, schools, public transport links, and beautiful coastal walks, this property combines comfortable living with an excellent location.

The accommodation comprises a generous lounge/diner, providing ample space for both relaxing and entertaining. The separate fitted kitchen offering practical workspace and storage, while the spacious double bedroom benefits from a built-in wardrobe. A particular highlight of the property is the recently fitted modern bathroom, finished to a high standard. Externally, the property enjoys the rare benefit of a private front garden, creating an attractive outdoor space to enjoy. Further advantages include two allocated parking spaces, double glazing, and a desirable cul-de-sac position.

### COUNCIL TAX BAND – A

Private door to;

#### **ENTRANCE HALL**

Staircase to first floor.

#### **LOUNGE/DINING ROOM**

**17'1 max x 14'9 (5.2m max x 4.5m)**

Electric panelled radiator, two UPVC double glazed windows to front elevation, door to;

#### **INNER HALL**

Built-in storage cupboard, access to loft space, further built-in shelved storage cupboard, doors lead off the inner hall providing access to all further rooms.

#### **KITCHEN**

**9'11 x 5'7 (3.0m x 1.7m)**

Range of white base and eye level storage cupboards, marble effect worktops, inset one and a half bowl single drainer stainless steel sink unit with recess and plumbing for a washing, further recess for under counter fridge or freezer, integrated oven and 4 ring electric hob with extractor canopy over, part-tiled walls, UPVC double glazed window to rear elevation.

#### **BEDROOM**

**10'5 x 9' (3.2m x 2.7m)**

Built-in double wardrobe with sliding mirror doors, UPVC double glazed window to rear elevation.

#### **BATHROOM**

Having been newly replaced by the current owner. White suite comprising panelled bath with mixer tap and electric shower over, pedestal basin, low level WC, vinyl flooring, extractor.

#### **OUTSIDE**

To the front of the property is an enclosed patio area. Opposite the front of the property is a single car hardstand, allocated to the property, with an additional hardstand located in a communal parking area at the top of the cul-de-sac.

## **ADDITIONAL INFORMATION**

The tenure of the property is leasehold. We understand from the seller that a lease of 999 years was originally created and there are 959 years remaining on the lease. The property is being sold with a share of the freehold. The building comprises two flats, with the owners sharing responsibility for the maintenance and upkeep of the communal areas. Costs relating to communal repairs, maintenance, and buildings insurance are split equally on a 50/50 basis between the two flats.

## **BUYERS INFORMATION**

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

## **SERVICES**

Mains, water, electricity and drainage.

## **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

### **The Consumer Protection Regulations**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:


1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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