

35 Bellflower Close, Moorland Reach, Plymouth, PL6 7EX

£150,000

Plymouth

A spacious two double bedroom ground floor apartment with private entrance and garden situated in this popular North development offering easy access to local amenities. The living accommodation which is well presented throughout in tasteful neutral colours comprises private entrance hall, lounge, modern fitted kitchen, family bathroom and two double bedrooms. Externally there is private low maintenance garden and allocated parking. The property also benefits from PVCu double glazing and gas central heating via a new boiler and would be ideal for both investment and first time purchasers.

The living accommodation approached through part glazed front door to.

ENTRANCE HALL

Radiator, door to.

LOUNGE

PVCu double glazed French doors to rear garden, PVCu double glazed window to rear, radiator, door to.

KITCHEN

Roll edged worksurfaces with cupboards and drawers under and matching wall units, built in electric oven and four ring hob and extractor hood over, plumbing for washing machine, cupboard housing 1 year old gas boiler which serves domestic hot water and central heating system, tiled splashbacks, PVCu double glazed window to front.

BEDROOM ONE

PVCu double glazed window to rear, radiator.

BEDROOM TWO

PVCu double glazed window to front, radiator.

BATHROOM

Matching suite with panelled bath with shower over, low level w.c, wash hand basin with storage under, extractor fan, built in storage cupboard.

EXTERNALLY

There is a low maintenance garden with decking and gravelled areas enclosed by fence boundaries and one allocated parking space.

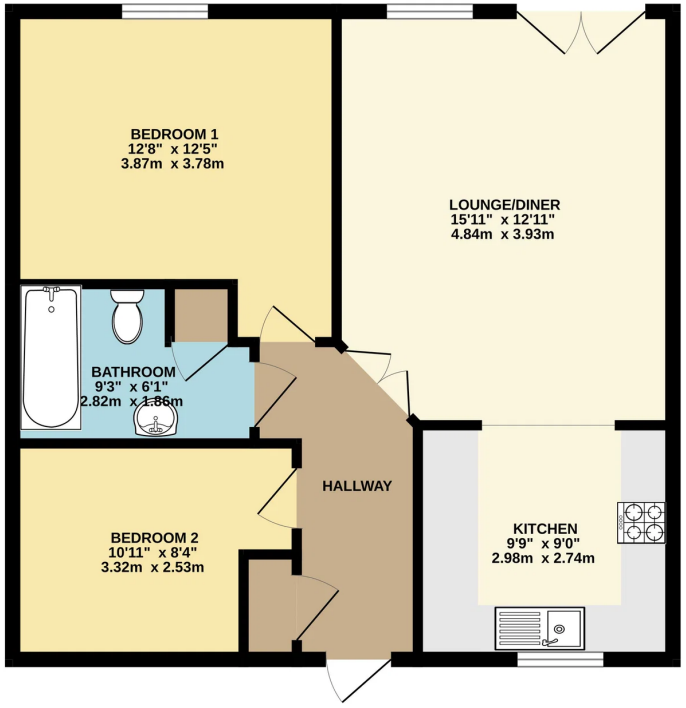
OUTGOINGS PLYMOUTH

We understand the property is in band ' B' for council tax purposes and the amount payable for the year 2026/2027 is £1899.22 (by internet enquiry with Plymouth City Council). These details are subject to change. This is a leasehold property with 105 years remaining. A service charge of £1765.50 per annum and a maintenance charge of £300.





GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.

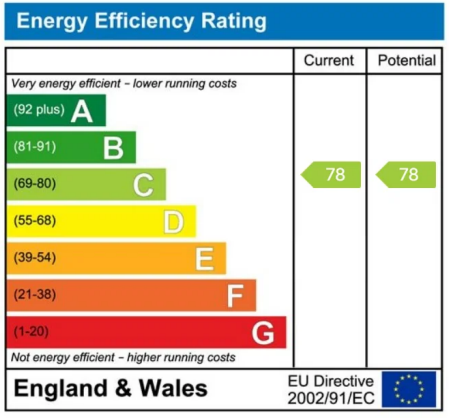


TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or
have been tested by us. Purchasers should establish the suitability
and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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