



South Hill, Hooe, Plymouth, PL9 9PX

£160,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

A spacious and well-presented purpose built two double bedroom ground floor flat located in the popular area of Hooe. Hooe offers a variety of local amenities to include a post office, convenience stores, public houses, a primary school and easy access to Plymouth City. The property would make a great first time buy or investment property. Quote MK1406704 to view.

The well-proportioned accommodation comprises of an entrance hall with under stairs storage cupboard, a bright living room, separate kitchen, 2 double bedrooms and a family bathroom.

Externally there is an enclosed front garden laid to lawn and an external storage cupboard.

The property has gas central heating, PVCu double glazing, with an EPC rating of 73C. It is registered in Council Tax Band A.

The property is leasehold with approximately 88 years remaining of which is currently being extended by a further 90 years included in the sale giving an approximate of 178 years remaining. The current service charge is £550pa which includes the building insurance and the ground rent is £10pa. Quote MK1406704 to view.

Hallway

Living Room – 5.39m x 3.25 (17'8" x 10'8")

Kitchen - 4.15m x 1.83m (13'7" x 6'0")

Bedroom 1 - 3.90m x 3.19m (12'10" x 10'6")

Bedroom 2 – 3.12m x 3.12m (10'3" x 10'3")

Bathroom 3.10 X 1.35 (10'2" x 4'5")

Outside Store 2.60m x 1.52m (8'6" x 4'11")







 **MARK KEANE**
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