



9 Claytonia Close, Roborough, Plymouth, Devon, PL6 7EU



Offers Over £110,000

This one-bedroom ground floor apartment, situated in the sought-after area of Roborough and offered to the market with no onward chain.

Requiring a degree of modernisation, this property presents an excellent opportunity for buyers looking to put their own stamp on a home. The layout offers a generous lounge/diner with ample space for both relaxing and entertaining, along with a separate kitchen positioned just off the living area.

The double bedroom is well-proportioned, while the bathroom is fitted with a three-piece suite including a large shower. A useful storage cupboard is located off the hallway, adding to the overall practicality of the space.

Located on the ground floor for ease of access, the property is ideal for first-time buyers, investors or those seeking a project.

Further benefits include communal outdoor space and allocated parking.

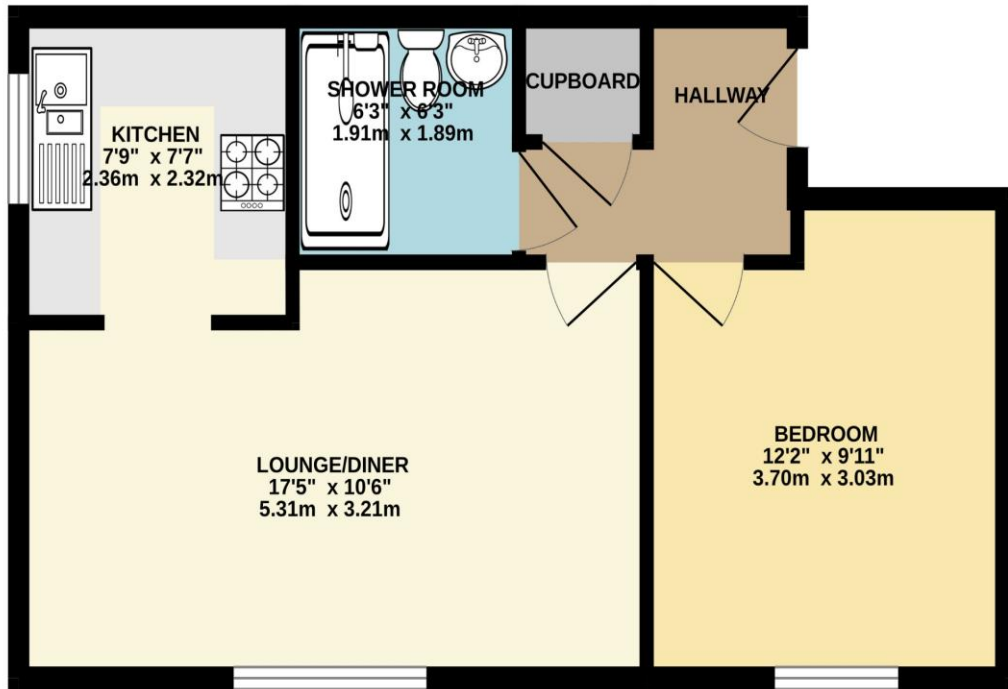
Roborough remains a highly popular area thanks to its proximity to Dartmoor National Park, offering beautiful open spaces and countryside walks, as well as convenient access to local shops, amenities and well-regarded schools. Excellent transport links, including nearby bus routes and the A386, provide easy connections into Plymouth and surrounding areas.

We understand the apartment is held on Lease with 104 years remaining and subject to a service charge of approximately £1172.08 per year and an annual ground rent of approximately £125, but this is subject to periodic review. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on **01752 256000**







TOTAL FLOOR AREA: 431 sq.ft. (40.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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