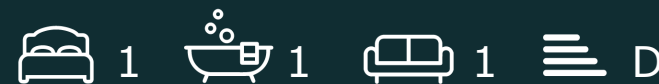


DC  
LANE

SELL • LET • MANAGE

Seaton Avenue, Plymouth, PL4 6QJ

£95,000 Leasehold





£95,000

# Seaton Avenue

Plymouth, PL4 6QJ

- Ground Floor Flat
- Central Mutley Location
- No Onward Chain
- Ideal Buy To Let Investment
- First Come Basis Parking
- One bedroom
- 999 Year Extended Lease
- Open Plan Living
- Gas Central Heating
- Council Tax Band A

DC Lane are delighted to offer to the market this well presented flat situated centrally off Mutley Plain within walking distance to the City Centre and easy access to the A38.

Positioned on the ground floor the communal hallway is well presented. Freshly decorated throughout the accommodation comprises of living room featuring a bay window and opening into the kitchen, a generous double bedroom and new bathroom suite with shower over. Parking at the rear of the property is on a first come first served basis.

We believe this property is ideal for first time buyers or investors wanting to take advantage of such a popular location and an excellent yield. The lease has been extended to 999 years.

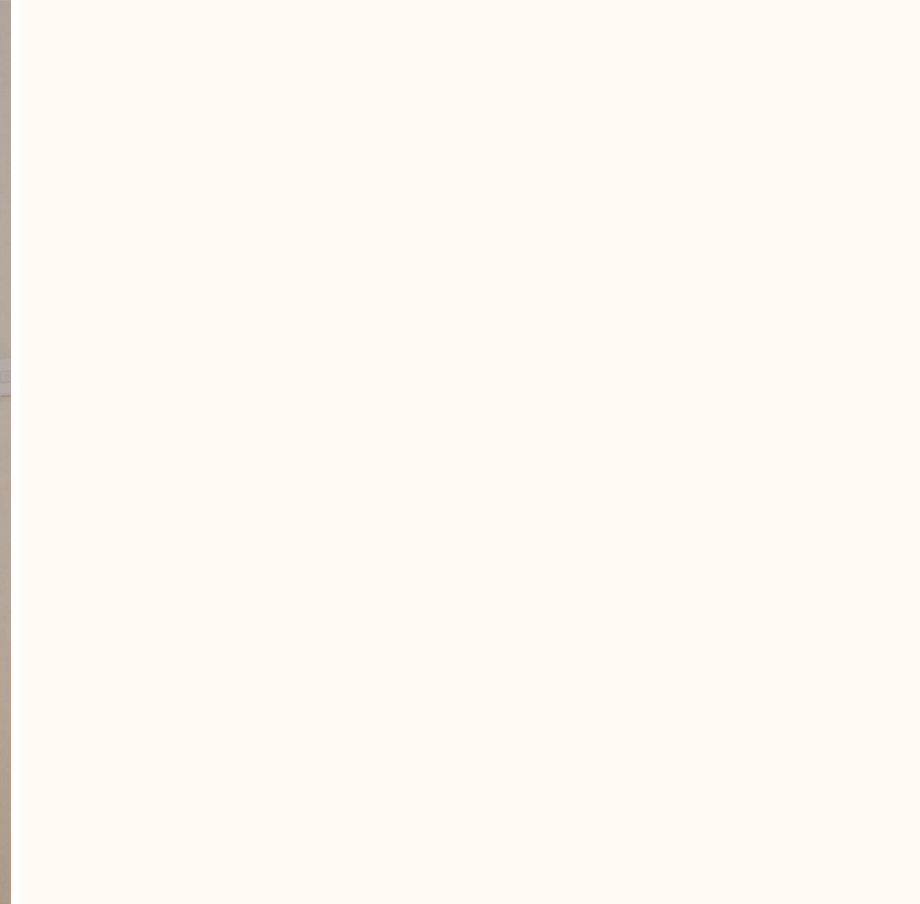
Offered with no onward chain, gas central heating and double glazing a viewing is highly recommended.



## Ground Floor

Lounge/Diner	12'10" x 10'0" (3.92 x 3.07)
Kitchen	8'3" x 5'2" (2.52 x 1.60)
Bathroom	8'3" x 4'11" (2.52 x 1.52)
Bedroom	8'3" x 15'9" (2.52 x 4.82)





## Directions

Head along Mutley Plain from the DC Lane office and turn right into Seaton Avenue, the property can be found on the right.

## Scan for Material Information

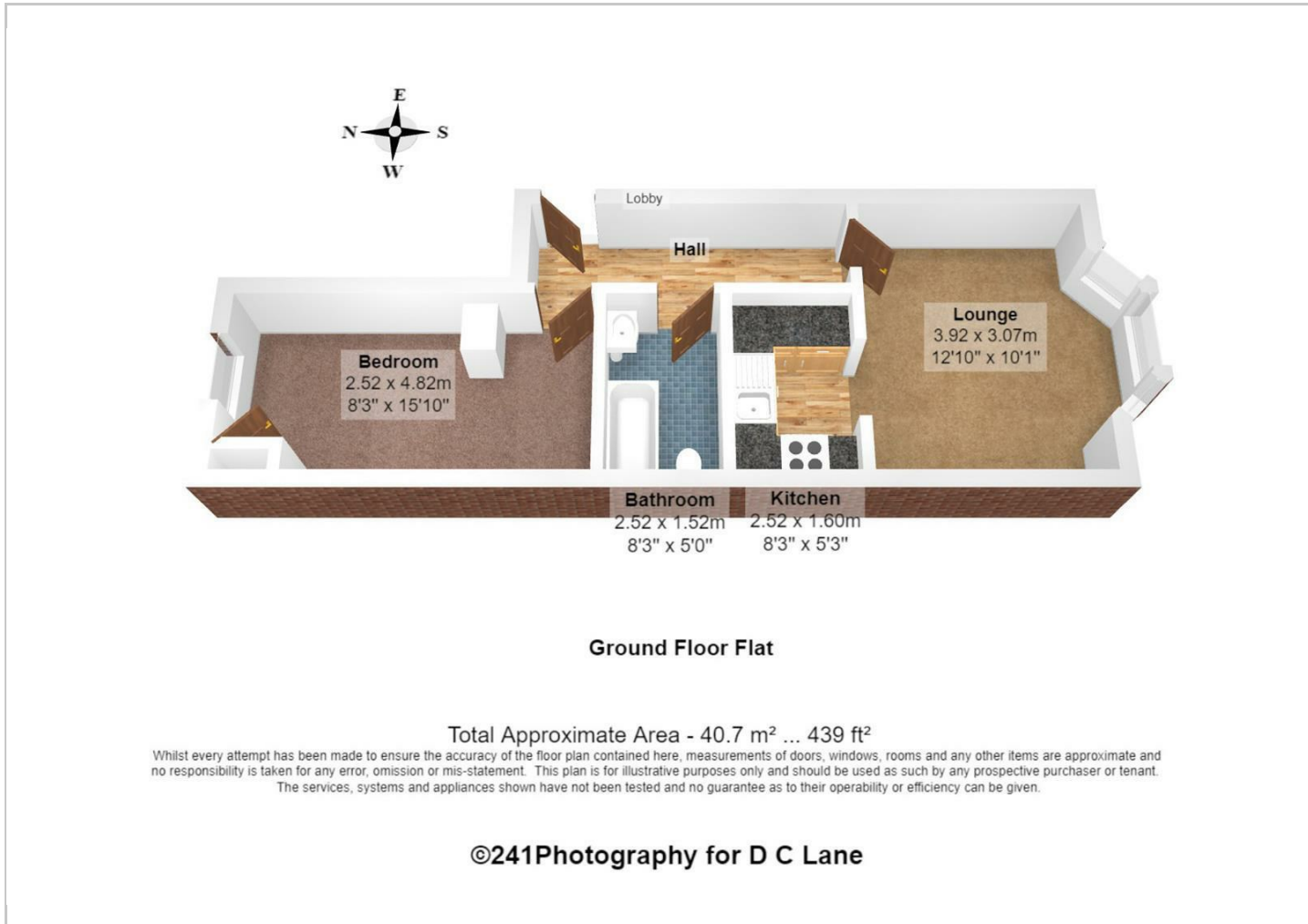


**Council Tax Band: A**





## Floor Plans



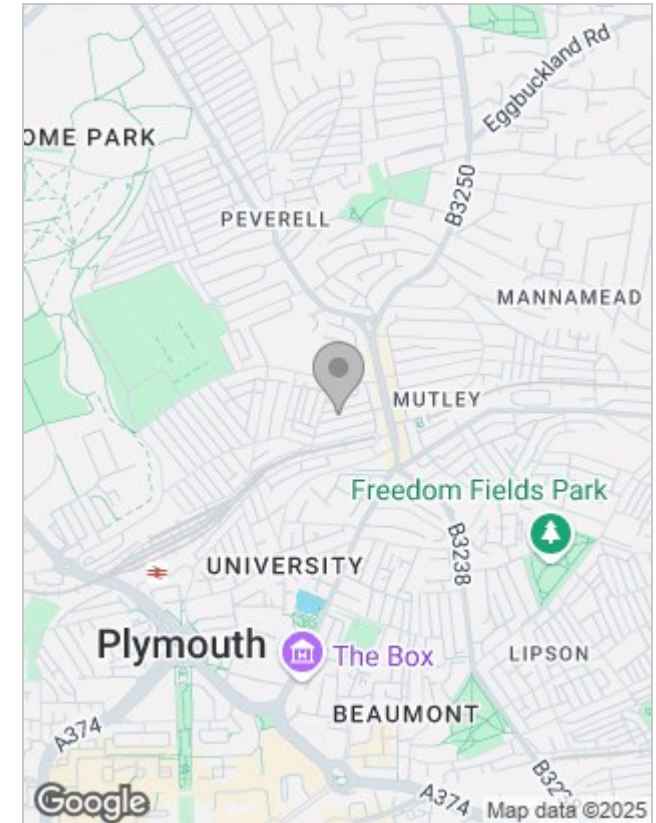
## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
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## Location Map



## Energy Performance Graph

