

DC LANE

SELL • LET • MANAGE

Modbury Close, Plymouth, PL5 3RR

£70,000 Leasehold

2 0 0 D



Modbury Close

Plymouth, PL5 3RR

£70,000



- Purpose Built Maisonette
- West Park Location
- Spacious Accommodation
- No Onward Chain
- Two Bedrooms
- Positioned Second Floor
- Ideal FTB/Buy To Let
- Council Tax Band A

DC Lane are delighted to present this two bedroom flat located in West Park in close proximity to local amenities and easy access to the A38.

Entry is through a secure entrance into the communal hallway and the property is accessed via a walkway. The accommodation comprises of living/dining room, fitted kitchen, two bedrooms and bathroom.

With natural light flooding the property throughout, generous accommodation, gas central heating, double glazing and no onward chain this would make an ideal first home or a lucrative buy-to-let investment opportunity and a viewing is highly recommended





Second Floor

Living/Dining Room	13'8" x 12'11" (4.18 x 3.94)
Kitchen	12'11" x 6'1" (3.94 x 1.87)
Bedroom One	13'8" x 9'11" (4.18 x 3.03)
Bedroom Two	9'7" x 11'5" (2.93 x 3.48)
Bathroom	8'2" x 5'2" (2.50 x 1.58)
Hall	4'6" x 16'8" (1.39 x 5.09)





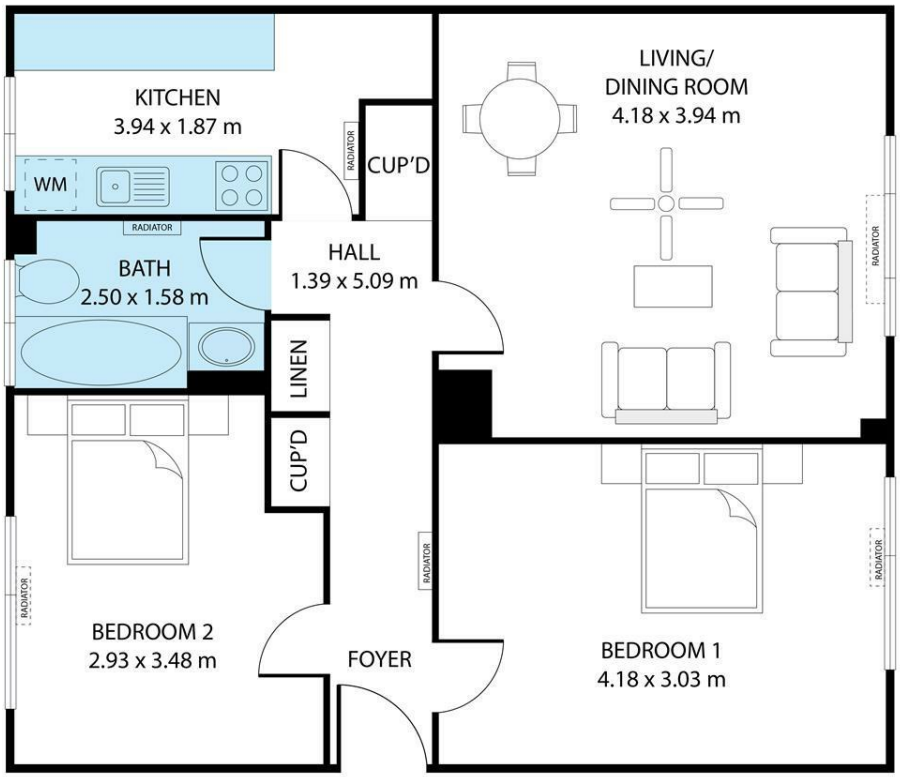
Directions

From the DC Lane office turn left onto Mannamead Rd/B3250 1.2 mi At Manadon Roundabout, take the 2nd exit onto the A38 slip road to Liskeard 0.3 mi Merge onto Devon Expy/The Pkwy/A38 1.5 mi Take the exit towards St Budeaux/Ernesettle 0.3 mi At the roundabout, take the 4th exit onto B3413 Go through 1 roundabout 0.7 mi Turn left onto Ringmore Wy. 148 ft Turn right to stay on Ringmore Wy. 0.1 mi At the roundabout, take the 2nd exit onto Shaldon Cres 0.1 mi Turn left onto Modbury Cl 197 ft.

Council Tax Band: A


MOORWAY CLOSE

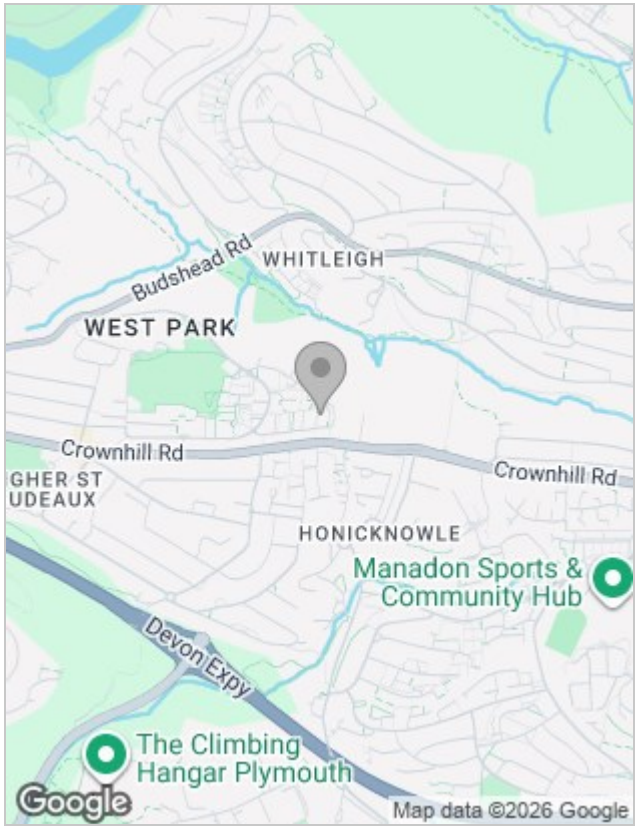
Floor Plans



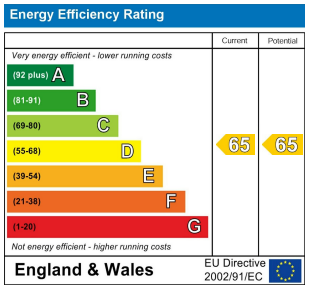
5 Modbury Close, England, PL5 3RR
TOTAL APPROX. FLOOR AREA 57 SQ.M - 614 SQ.FT
All measurements and dimensions are approximate. DC Lane accepts no responsibility for any errors, omissions or misstatements.
This floor plan is for illustrative purposes only and should not be relied upon as an exact representation of the property.

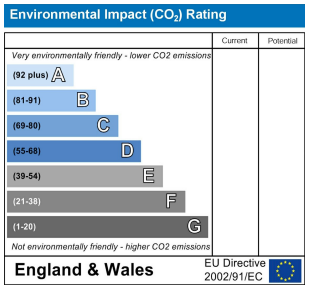
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Location Map



Energy Performance Graph





Viewing

Please contact our DC Lane 2 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.

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