



## 204b Woodford Avenue

Plympton, Plymouth, PL7 4QU

**Offers Over £140,000**



This ground floor apartment comprises an entrance hall, lounge/diner, kitchen, bedroom & bathroom. To the front there is an enclosed garden & an allocated parking space with further parking available to the rear. The apartment is in good condition throughout, with minimal associated charges.



WOODFORD AVENUE, PLYMPTON, PLYMOUTH PL7 4QU

ACCOMMODATION

uPVC obscured double-glazed door opening into the entrance hall.

ENTRANCE HALL 5'11" x 2'9" (1.81 x 0.85)

Open plan access into the lounge/diner.

LOUNGE/DINER 18'7" x 14'5" (5.68 x 4.40)

Storage cupboard. uPVC double-glazed window to the front elevation. Door leading to the bedroom. Open plan access into the kitchen.

KITCHEN 12'5" x 5'4" (3.79 x 1.64)

Fitted with a matching range of base and wall-mounted units incorporating a square-edged laminate worktop with an inset 4-burner gas hob and extraction over and a stainless-steel sink unit with mixer tap. Integrated oven, under-counter fridge and freezer. Space for a washing machine. Wall-mounted Worcester combi-boiler. uPVC double-glazed door opening to the rear parking area.

BEDROOM 12'2" x 8'7" (3.71 x 2.63)

Built-in double wardrobe. 2 uPVC double-glazed windows to the rear elevation.

BATHROOM 7'5" x 6'2" (2.28 x 1.89)

Matching suite comprising panelled bath with mains-fed shower attachment over, pedestal wash handbasin and a close-coupled wc. Extractor.

OUTSIDE

To the front the property is approached via the driveway providing off-road parking for one vehicle bordered to the side by an enclosed garden area, laid to astroturf with stone chippings. Storage sheds decorated with hanging baskets and pot plants.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: A

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

LEASE INFORMATION

Lease start date November 2023. Length of lease 999 years. Years remaining 997. Annual insurance is £262.75.

WHAT3WORDS

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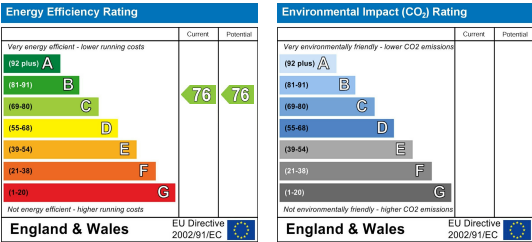
Area Map



Floor Plans



Energy Efficiency Graph



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