



## 31 Barncott Mudge Way

Plympton, Plymouth, PL7 2PS

**£130,000**



Conveniently located for local amenities is this top-floor purpose-built retirement apartment for the over 60s with accommodation comprising an entrance hall, living room, kitchen, 2 bedrooms & shower room. uPVC double-glazing & electric heating. Parking area for the development. Communal lounge & gardens. No chain.



## BARNCOTT, MUDGE WAY, PLYMPTON, PLYMOUTH PL7 2PS

### ACCOMMODATION

Wooden door opening into the apartment.

### ENTRANCE HALL

'L'-shaped entrance hall with doors leading through to the lounge, bedrooms and shower room. Storage cupboard housing the meters. Further storage cupboard housing the hot water heater. Wall-mounted Dimplex storage heater.

### LOUNGE/DINER 16'9" x 9'10" (5.12 x 3.02)

Wall-mounted Dimplex night storage heater. uPVC double-glazed window to the rear. Wooden door, with glazed panels, opening to the kitchen.

### KITCHEN 12'9" x 6'0" (3.91 x 1.85)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate work surfaces with inset stainless-steel sink unit, mixer tap and a 4-ring electric hob with a filter hood over. Integrated oven. Spaces for an upright fridge/freezer and washing machine. Partly-tiled walls. Tiled-effect vinyl flooring. Wall-mounted Dimplex electric heater. uPVC double-glazed window to the side.

### BEDROOM ONE 13'6" x 8'9" max (4.13 x 2.69 max)

Fitted wardrobes with hanging rail and shelving. Wall-mounted Dimplex electric heater. uPVC double-glazed window to the rear.

### BEDROOM TWO 13'6" x 6'6" max (4.13 x 1.99 max)

Fitted wardrobe. uPVC double-glazed window to the rear. Wall-mounted electric heater.

### SHOWER ROOM 6'7" x 5'6" (2.01 x 1.68)

Fitted with a double shower cubicle with electric Mira shower, vanity-style wash handbasin with storage cupboards and close-coupled wc with hidden cistern. Wall-mounted mirrored medicine cabinet. Tiled walls. Wall-mounted Dimplex heater. Towel rail. Extractor.

### OUTSIDE

Communal gardens. Communal parking area, on a first-come, first-served basis. Communal gardens.

### AGENT'S NOTE

Plymouth City Council  
Council Tax Band: A

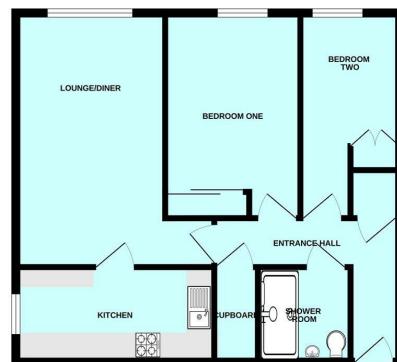
### LEASE INFORMATION

998 year lease with effect from 02/03/2017  
Ground rent £2,400 per annum

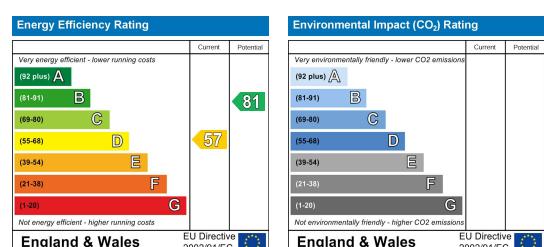
### Area Map



### Floor Plans



### Energy Efficiency Graph



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