



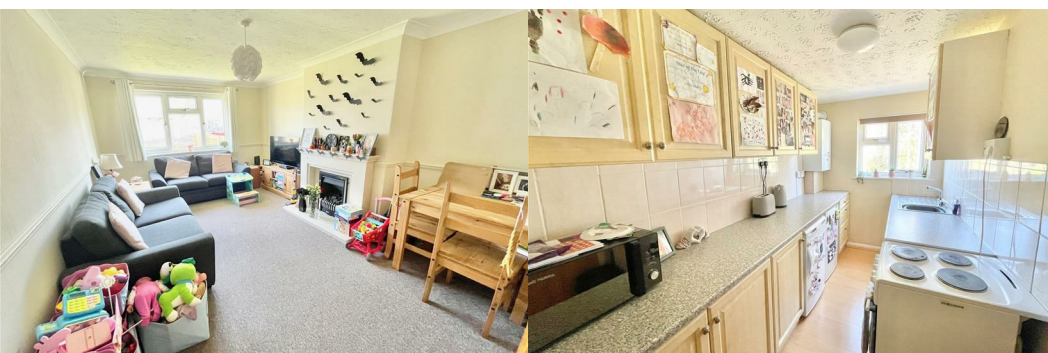
18 Shortwood Crescent

Plymstock, Plymouth, PL9 8TQ

£150,000



Ground floor flat in a popular central Plymstock location. Briefly, the accommodation comprises a modern kitchen, generous lounge/dining room, 2 double bedrooms & modern bathroom. Outside there is a useful store with an area of garden to the front & washing line to the rear. Double-glazing & gas central heating.



SHORTWOOD CRESCENT, PLYMSTOCK, PL9 8TQ

ACCOMMODATION

uPVC part double-glazed door leading into the entrance hall.

ENTRANCE HALL

Wood-effect laminate floor extending into the kitchen. Storage cupboard. Doors providing access to the accommodation.

LOUNGE/DINING ROOM 17'7 x 10'9 (5.36m x 3.28m)

Double-glazed window to the front elevation. Attractive fireplace and hearth with inset 'Living Flame' gas fire.

KITCHEN 13'6 x 4'3 (4.11m x 1.30m)

Fitted with a range of matching eye-level and base units, rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit with mixer tap. Space and plumbing for washing machine. Space for under-counter fridge. Free-standing electric cooker. Cupboard housing the electric meter, fuse box and gas meter. Further storage cupboard.

BEDROOM ONE 12'9 x 10'4 (3.89m x 3.15m)

Double-glazed windows to the front and side elevation. Built-in wardrobe.

BEDROOM TWO 10'4 x 10'2 (3.15m x 3.10m)

Double-glazed window to the rear elevation.

BATHROOM 10'0 x 4'4 maximum (10'1" x 4'5") (3.05m x 1.32m maximum (3.07m x 1.35m))

White suite comprising low-level wc with concealed cistern, sink unit with cupboard beneath and panelled bath with mixer tap and spray attachment above. Mirror-fronted cabinet above. Tiled floor and tiling to all walls. Obscured double-glazed window to the rear.

OUTSIDE

To the front of the property there is a lawned area of garden. To the side there is a useful storage shed and from here there is access to the rear where the washing line is located.

COUNCIL TAX

Plymouth City Council
Council tax band A

SERVICES

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

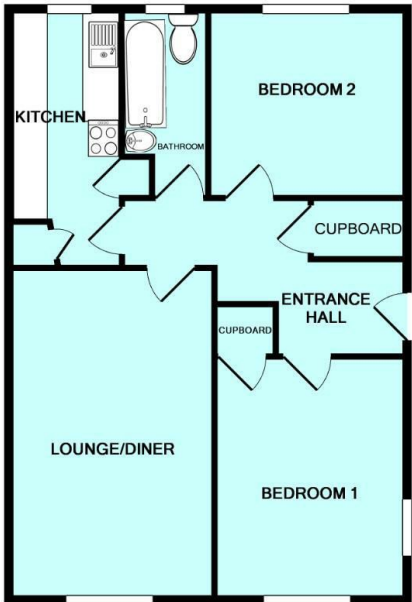
AGENT'S NOTE

The property is leasehold with 100 years remaining on the lease. The ground rent is £10 per annum and the service charge is £517.82 per annum.

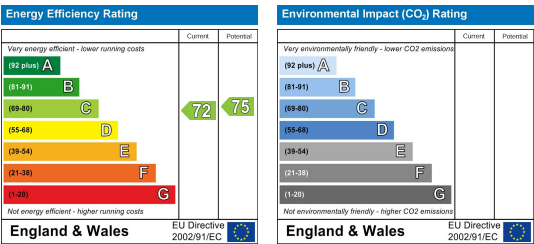
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.