



## 36 Holland Road

Plymstock, Plymouth, PL9 9BN

**£215,000**



A superbly situated purpose-built ground floor flat, situated within central Plymstock in a gated development, providing communal gardens, private parking & visitor parking. The accommodation comprises an entrance hall, open-plan lounge/dining room with adjacent kitchen, 2 bedrooms & shower room. The rear enjoys a south-westerly aspect & opens onto the communal gardens.





HOLLAND ROAD, PLYMSTOCK, PLYMOUTH, PL9 9BN

ACCOMMODATION

Front door opening into the hall.

ENTRANCE HALL

Providing access to the accommodation. Coving ceiling. Consumer unit.

OPEN-PLAN LOUNGE/DINING ROOM 21'10 x 11'5 at widest point (6.65m x 3.48m at widest point)

An open-plan room situated to the rear and running the full width of the property, with a window overlooking the gardens. French doors overlooking & leading to outside. Spotlighting throughout. Coved ceiling. Ample space for seating & dining. Open-plan access through into the kitchen.

KITCHEN 9' x 6'2 (2.74m x 1.88m)

The kitchen is fitted with a range of matching base & wall-mounted cabinets with work surfaces & tiled splash-backs. Inset stainless-steel single-drainer sink unit. Integral fridge & freezer. Built-in Bosch oven & Bosch stainless-steel 4 burner gas hob with cooker hood above. Integral slimline dishwasher & washing machine. Tiled floor. Spotlighting.

BEDROOM ONE 16'11 x 7'5 (5.16m x 2.26m)

Window to the front elevation. Coved ceiling.

BEDROOM TWO 10'2 x 6'9 at widest point (3.10m x 2.06m at widest point)

Window to the front elevation. Coved ceiling. Alcove. Wall-mounted gas boiler.

SHOWER ROOM 6'9 x 6'7 (2.06m x 2.01m)

Comprising a shower, basin & wc set into a storage cabinet with concealed cistern and push-button flush. Partly-tiled walls - fully tiled around the shower area. Chrome towel rail/radiator. Coved ceiling. Spotlighting.

OUTSIDE

Gated entrance. Private parking & visitor parking. Communal gardens.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

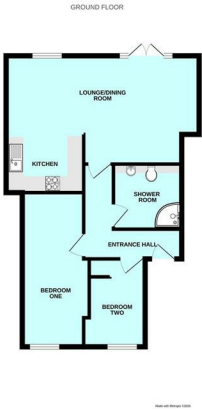
SERVICES

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

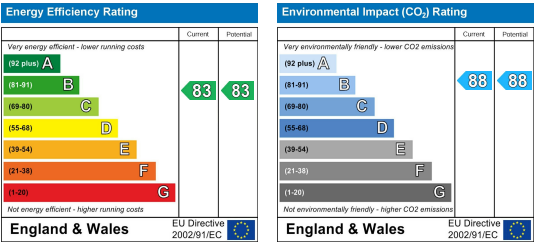
Area Map



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.