



8 Sackville Close

Plymstock, Plymouth, PL9 9BE

£195,000



A wonderful opportunity to purchase a delightful ground floor garden flat located in central Plymstock. The accommodation briefly comprises an open-plan living/kitchen/dining area with access onto the private garden, 2 bedrooms, master ensuite shower room & an additional shower room. 2 allocated parking spaces within the development.



SACKVILLE CLOSE, PLYMSTOCK, PL9 9BE

ACCOMMODATION

Access to the property is gained via the communal entrance door with an entry phone system leading into the communal lobby area, where there is access directly to number 8 through the solid entrance door leading into the entrance hall.

ENTRANCE HALL

Providing access to the accommodation. Built-in storage cupboard. Door leading to a passageway.

PASSAGEWAY 8'9" x 2'9" (2.69 x 0.86)

Leading to the separate shower room.

SHOWER ROOM 10'0" x 5'7" (3.07 x 1.71)

Corner shower cubicle with a shower unit, spray attachment and sliding shower screen doors, low level toilet with boxed-in cistern and sink unit. Vertical towel rail/radiator. Built-in extractor.

LIVING/KITCHEN/DINING AREA 26'9" overall length x 11'5" (8.17 overall length x 3.48)

A dual aspect room with double-glazed windows to the front and side elevations together with a door providing a lovely outlook and access onto the rear garden. Within the kitchen area there is a series of matching eye-level and base units with work surface. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in 4-ring gas hob with an extractor hood above. Adjacent electric double oven and grill. Space and plumbing for a dishwasher. Space and plumbing for a washing machine. Suitable space for a fridge-freezer.

BEDROOM ONE 13'10" x 12'7" overall measurement (4.23 x 3.85 overall measurement)

Dual aspect room with a double-glazed windows to the front and side elevations. Fitted wardrobe. Doorway leading to the ensuite shower room,

BEDROOM TWO 9'8" x 9'3" (2.97 x 2.82)

Double-glazed window to the side elevation with a lovely outlook onto the communal formal garden.

ENSUITE SHOWER ROOM 5'3" x 2'11" (1.61 x 0.90)

Comprising a corner shower cubicle with a tiled area surround, shower unit and spray attachment, sink unit and a low level toilet. Vertical towel rail/radiator. Built-in extractor. Concealed gas boiler.

OUTSIDE

The garden affords a lovely sunny aspect and is enclosed by timber fencing and walling. A gate leads out to the side, which in turn leads out onto the road at Horn Lane. The garden has been designed with low maintenance in mind. There is a paved area with artificial grass adjacent together with raised planters home to mature climbing plants. There is also a timber shed.
2 allocated parking spaces located in the residents' car park.

COUNCIL TAX

Plymouth City Council
Council tax band B

Staff Clause

AGENT'S NOTE: In accordance with the 1979 Estate Agency Act we hereby notify that the owner of the property is a relative of a member of staff at Julian Marks Estate Agents

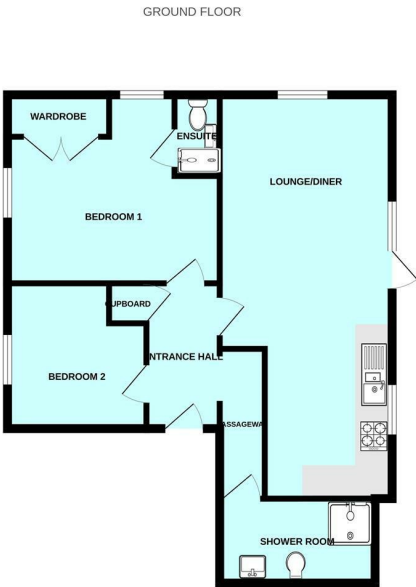
AGENT'S NOTE

The property is leasehold with 117 years remaining on a 125 year lease. There is a monthly charge of £70 (£840 per annum) to cover buildings insurance, garden maintenance, cleaning of communal areas and windows and electric for the communal areas.

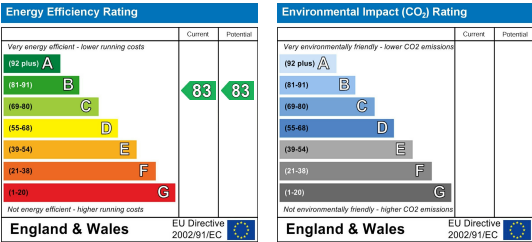
Area Map



Floor Plans



Energy Efficiency Graph



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