



## 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**

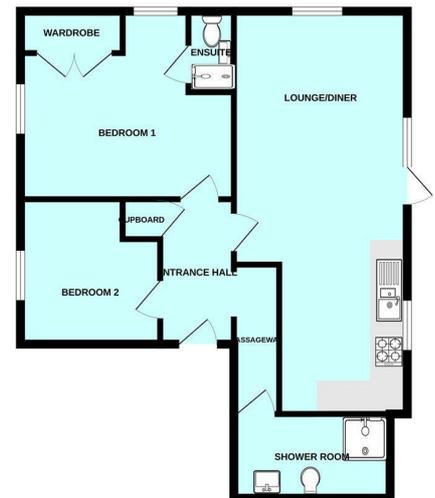
The property is leasehold with 117 years remaining on a 125 year lease. There is a monthly charge of £70 (£840 per annum) to cover buildings insurance, garden maintenance, cleaning of communal areas and windows and electric for the communal areas.

**Area Map**

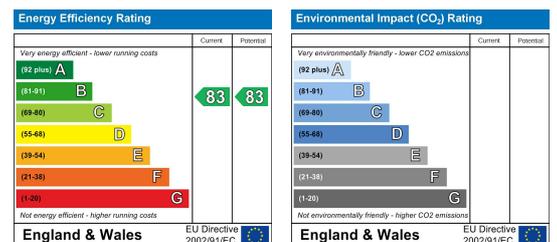


**Floor Plans**

GROUND FLOOR



**Energy Efficiency Graph**



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