



## 3 Stirling Court

St. Budeaux, Plymouth, PL5 1SF

**£155,000**



2-bedroom property tucked-away in a private retirement development for over 60 year olds. The property enjoys accommodation comprising lounge/dining room, kitchen & cloakroom/wc downstairs and 2 bedroom & bathroom upstairs. Enclosed courtyard to the rear. Residents' parking. The property is all electric & has electric heating.



## STIRLING COURT, ST BUDAUX, PL5 1SF

### ACCOMMODATION

Access to the property is gained via the entrance door leading into the entrance hall.

### ENTRANCE HALL

Electric heater. Stairs rising to the first floor. Doors providing access to the ground floor accommodation.

### DOWNSTAIRS CLOAKROOM/WC 2'7" x 3'4" (0.81 x 1.02)

Fitted with a low level toilet and sink unit.

### KITCHEN 8'7" x 8'7" (2.62 x 2.62)

Range of matching eye-level and base units. Inset single drainer sink unit. Space for electric cooker. Space for fridge-freezer. Space for a washing machine. Window to the front elevation.

### LOUNGE/DINING ROOM 12'9" x 12'10" (3.91 x 3.93)

Under-stairs storage cupboard. Electric heater. Sliding patio doors leading out to the rear courtyard.

### FIRST FLOOR LANDING

Loft hatch. Wall-mounted electric heater. Doors providing access to the first floor accommodation.

### BEDROOM ONE 12'9" x 8'9" (3.91 x 2.68)

Window to the front elevation.

### BEDROOM TWO 10'1" x 7'5" (3.08 x 2.27)

Wall-mounted electric heater. Window to the rear elevation.

### BATHROOM 10'2" x 5'1" (3.11 x 1.56)

White suite comprising a bath with mixer tap and spray attachment, pedestal basin and a low level toilet. Built-in cupboard housing the factory-lagged hot water cylinder. Wall-mounted electric heater. Obscured window to the rear elevation.

### OUTSIDE

Paved area to the front of the property providing a very pleasant sitting area. To the rear there is an enclosed paved courtyard. Residents' parking adjacent to the terrace of the properties.

### COUNCIL TAX

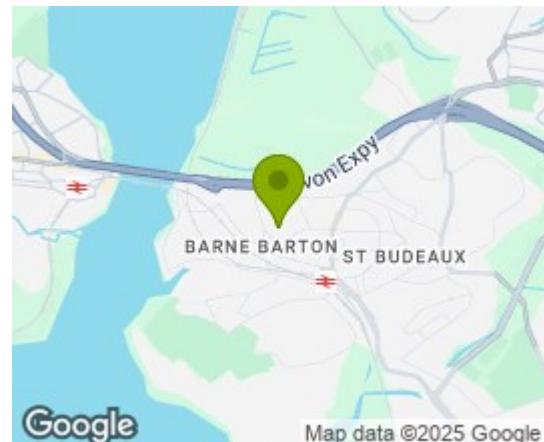
Plymouth City Council  
Council tax band B

### AGENTS NOTE

The prospective owner must be over 60 years of age at the start of their ownership.

There is an annual service charge of £150 to cover the cost of emptying communal bins

### Area Map

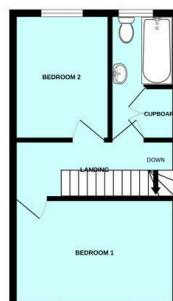


### Floor Plans

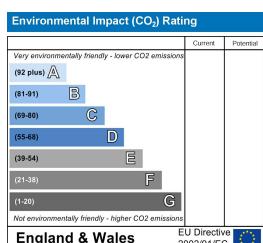
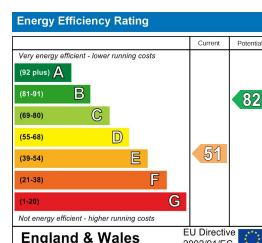
GROUND FLOOR



1ST FLOOR



### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.