



## 23A Torridge Way

Efford, Plymouth, PL3 6JG

**Guide Price £80,000**



GUIDE PRICE £80,000 - £85,000. A self-contained flat being sold vacant with no onward chain, set at first floor level in this purpose built building circa 1950s/1960s. The freehold owned by PCH. Accessed via a front door with secure entry fob & staircase with secure fob. The flat at first floor level comprising hall, generous-sized lounge/dining room, fitted kitchen, large double bedroom & bathroom/wc.



TORRIDGE WAY, EFFORD, PLYMOUTH, PL3 6JG

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### LOCATION

Found in this central area of Efford with a good variety of local services & amenities on your doorstep including a library, convenience store, post office & bus services. Convenient access into the city & close by connection to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

Communal front door with secure entry fob into;

#### GROUND FLOOR HALL

Door with secure entry fob.

#### STAIRCASE

Rising to;

#### FIRST FLOOR

#### COMMUNAL LANDING

#### FLAT 23A

#### STORAGE CUPBOARD 3'9 x 2' (1.14m x 0.61m)

Useful external storage cupboard.

#### HALL 9'1 x 3' (2.77m x 0.91m)

Door entry phone handset. Meter cupboard housing gas meter, electric meter & consumer unit.

#### LOUNGE/DINER 15'10 x 10'3 (4.83m x 3.12m)

uPVC double-glazed picture window to the front. Covings. Picture rail. Feature fireplace. Sliding door into;

#### KITCHEN 9'5 x 5'9 (2.87m x 1.75m)

uPVC double-glazed window overlooking the rear lawned communal garden. Range of fitted cupboard & drawer storage. Roll edge work surfaces with tiled splash-backs. Stainless steel sink. Indesit automatic washing machine. Gorenje cooker. Wall mounted Biasi gas fired boiler servicing the central heating & domestic hot water.

#### BEDROOM 14'9x 10'6 maximum (4.50mx 3.20m maximum)

uPVC double-glazed window to the front. Covings. Picture rail. Wardrobe.

#### BATHROOM 6'10 x 5'3 (2.08m x 1.60m)

Obscured uPVC double-glazed window. Wash hand basin set into unit with cupboard under. Wc. Panelled bath with separate taps. Aqua panels. Wall mounted Mira Jump electric heated shower over both with shower screen.

### TENURE

Leasehold with a term of 125 years from 16/02/2004 with circa 103 years remaining. An annual ground rent of £10. An annual service charge of £1,113.78.

### EXTERNALLY

Communal ground with wide area incorporating clothes washing lines. A storage shed marked 23A. Communal lawned garden.

### COUNCIL TAX

Plymouth City Council

Council Tax Band: A

### SERVICES

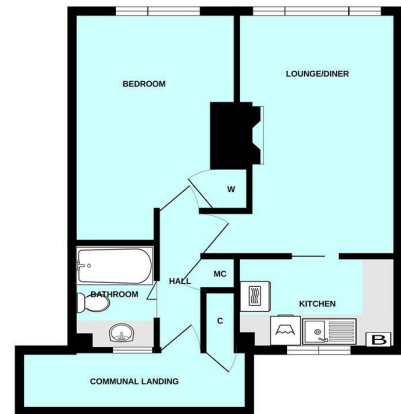
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map



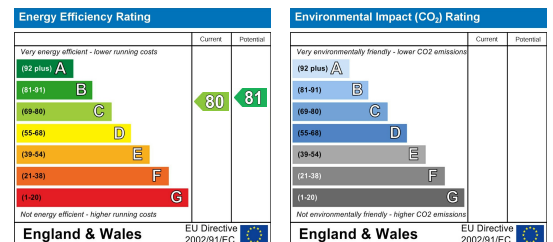
## Floor Plans

GROUND FLOOR



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## Energy Efficiency Graph



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