



31b Pike Road

Efford, Plymouth, PL3 6HF

£120,000



A beautifully presented purpose built 1st floor maisonette in Efford. The accommodation comprises an entrance hall, stairs rise to the first floor & open into the kitchen/diner, lounge, bedroom & shower room. The property has double glazing & is gas centrally heated. There are 2 outside sheds & a section of rear garden.



PIKE ROAD, EFFORD, PLYMOUTH, PL3 6HF

ACCOMMODATION

Entrance via a wooden door with obscured leaded light glazed panel which opens into the entrance hall.

ENTRANCE HALL 7'5" x 3'5" (2.28m x 1.06m)

Staircase leading up to the first floor. uPVC double-glazed window to the rear.

FIRST FLOOR

The room opens into the kitchen/diner.

KITCHEN/DINER 15'7" x 8'9" (4.77m x 2.69m)

Dual aspect with uPVC double-glazed windows to the front & side. Doors leading to the shower room, the lounge & storage cupboard.

KITCHEN

Matching base units with integrated oven. Space for an upright fridge/freezer. Work surfaces with inset ceramic sink unit, mixer tap & 4 ring gas hob with stainless steel hood over. Exposed brick work running along 2 walls. Access hatch to roof void. Door opens into the lounge.

LOUNGE 11'11" x 11'6" (3.65m x 3.53m)

uPVC double-glazed window to the front. Exposed brick work along the front wall & chimney breast whereby there is an opening at the bottom of the chimney breast. Exposed wooden floorboards. Wooden door which opens into the bedroom.

BEDROOM 11'7" x 10'6" (3.54m x 3.22m)

Feature fireplace with a cast iron mantle & surround with open grate & tiled hearth. Exposed wooden floorboards. Picture rail. Storage recess. uPVC double-glazed window to the rear overlooking the garden.

SHOWER ROOM 6'9" x 5'4" (2.08m x 1.64m)

Matching suite of corner shower cubical with fitted Mira electric shower, close coupled wc & pedestal wash hand basin. Dual aspect with obscured uPVC double-glazed window to the rear & side. Chrome heated towel rail. Tiled walls. Wood effect vinyl flooring.

OUTSIDE

The property is approached via a concrete path with 2 series of steps which lead up to a level path to the front door of the property, with a wooden picket gate before. Two purpose built storage sheds. Path with some steps bisects the garden. The first section belongs to the lower ground floor & the second half of the garden belongs to the flat, whereby a path continues two sections of stone chippings, a greenhouse to one side & up to a lawned area towards the rear.

TENURE

Leasehold. Lease period is 125 years from 14/09/1988 with 88 years remaining (14/09/2113). Lease cost/ground rent is £10.00 per annum. This is in addition to maintenance costs paid to Plymouth Community Homes. The 2025/2026 costs were £422.05 for this period. This covers repairs, building insurance & a management charge. This is issued the 1st of April of every year.

COUNCIL TAX

Plymouth City Council
Council Tax Band: A

SERVICES PLYMOUTH

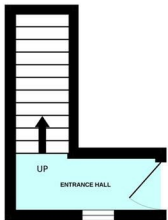
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

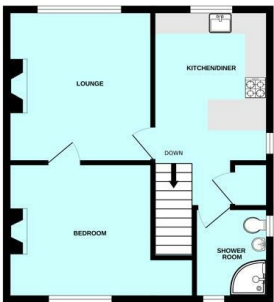


Floor Plans

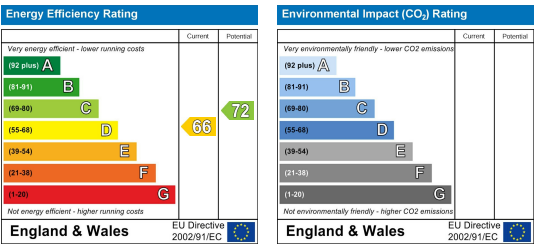
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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