



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

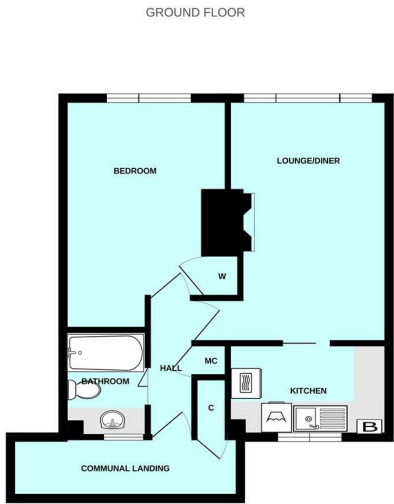
SERVICES

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

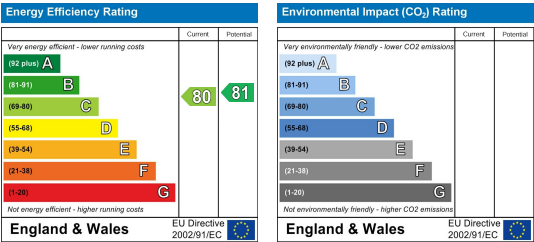
Area Map



Floor Plans



Energy Efficiency Graph



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