Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



Flat 1 21 Sutherland Road

Mutley, Plymouth, PL4 6BW

Offers Over £95,000

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A lovely lower ground floor flat being sold vacant with no onward chain & set in the heart of Plymouth within walking distance of the University, City Centre & Plymouth train station. The accommodation comprises an L-shaped entrance hall, open-plan lounge/kitchen/diner, bathroom & a double bedroom. To the rear is communal gardens & a communal parking area for the residents.







SUTHERLAND ROAD, MUTLEY, PLYMOUTH, PL4 6BW

ACCOMMODATION

21 SUTHERLAND ROAD
The flat can be accessed via the main front door into the building, a further door with pedestrian access from the front lower ground floor & from the rear of the building.

FLAT 1
A wooden door gives access into the flat.

ENTRANCE HALL 10'5" narrowing to 3'10" x 5'9" narrowing to 2'10" (3.18m narrowing to 1.18m x 1.77m narrowing to 0.87)
L-shaped hallway with doors leading to the open-plan lounge/kitchen/diner, the bathroom & bedroom.

LOUNGE/DINER 15'9" x 13'3" into the bay (4.82m x 4.05m into the bay)
Open-plan room which consists of a lounge/diner area & kitchen. A feature fireplace with wood mantle & surround inset electric fan fire. Two wall mounted electric heaters. uPVC double-glazed bay window to the front. Covings. Ample space for dining table & sofas. Curved archway opens into the kitchen.

KITCHEN 9'8" x 3'10" (2.95m x 1.17m)
Matching base & wall mounted units to include a fitted oven. Space for a fridge & washing machine. Roll edge laminate work surface over has inset 4 ring ceramic hob & stainless steel single drainer sink unit with mixer tap. Tiled splash-back. Ceiling spotlights. Wood effect laminate flooring.

BATHROOM 8'0" x 6'0" (2.44m x 1.84m)
Matching suite of panelled bath with electric Mira shower over, close coupled wc & pedestal wash hand basin. Decorative tiled effect vinyl flooring. Door to the airing cupboard which houses the hot water cylinder.

BEDROOM 11'4" x 8'2" plus the recess (3.46m x 2.5m plus the recess)
Wall mounted electric heater. uPVC double-glazed window to the rear overlooking the garden. Recessed area for dressing table.

OUTSIDE
Communal gardens to the rear. Communal parking area providing off-street parking.

TENURE
Leasehold with a term of 999 years from December 1985. A ground rent of £100 per annum. The management company is Hammond Properties. A service charge of £1,200 per annum.

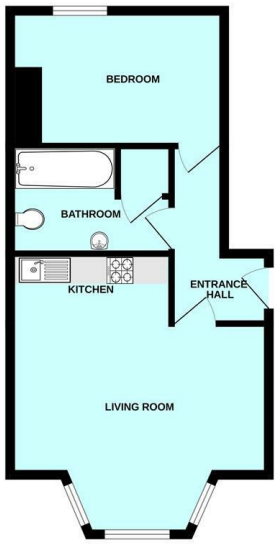
COUNCIL TAX
Plymouth City Council
Council Tax Band: A

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

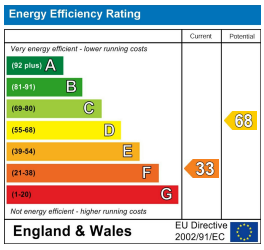
Area Map

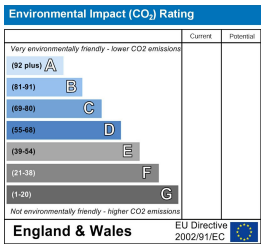


Floor Plans



Energy Efficiency Graph





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10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk