



26 Highfield Close

Efford, Plymouth, PL3 6HW

£125,000



A spacious top floor apartment located in Little Efford House, a property built circa 1738 which has been split into well proportioned apartments, perfect for those seeking peace & tranquillity within the heart of the city as it's tucked away in a small enclave with private allocated parking space. The accommodation comprises entrance hall, lounge/diner, kitchen, bathroom & a double bedroom. The property has double-glazing & electric heating & communal gardens to the side & rear. No chain.



HIGHFIELD CLOSE, PLYMOUTH, PL3 6HW

ACCOMMODATION

Communal entrance door provides access to the main building. Wall-mounted entry system. A staircase leads up to the 2nd floor, where the apartment is situated. A wooden door opens into the apartment & the entrance hall.

ENTRANCE HALL 16'6" narrowing to 3'0" x 6'6" narrowing to 2'11" (5.04 narrowing to 0.92 x 1.99 narrowing to 0.89)
An 'L-shaped' room. Wall-mounted coat hook. Laminate wood flooring. Inset ceiling spotlights. Doors opening to the lounge/diner, bathroom & the bedroom. Access hatch to the roof void. Single-glazed leaded-light window looking into the kitchen.

LOUNGE/DINER 18'10" x 16'4" (5.75 x 4.99)
An irregular-shaped open-plan room with a curved uPVC double-glazed bay window to the front elevation. Ample space for a dining table, sofas & chairs. Laminate wood flooring. Wall-mounted electric heater. Square arch opening into the kitchen.

KITCHEN 10'1" x 9'8" (3.08 x 2.95)
Matching base & wall-mounted units with rolled-edge laminate work surfaces. 1.5 bowl sink unit with a mixer tap. Inset 4-ring electric hob with an extractor hood over & a tiled splash-back. Integrated fridge-freezer & oven. Space for a dishwasher. Space for a washing machine. Laminate wood flooring. uPVC double-glazed window to the front elevation.

BEDROOM 13'0" x 9'9" plus door access (3.98 x 2.99 plus door access)
Wall-mounted electric heater. uPVC double-glazed window to the front elevation.

BATHROOM 6'2" x 8'6" (1.88 x 2.6)
Matching suite comprising a panel bath with an electric Mira shower over, close coupled wc & wall-mounted wash hand basin. Towel rail/radiator. Partly-tiled walls. Doorway leading to an airing cupboard with shelving & housing the hot water cylinder. Extractor fan. Herringbone-style vinyl flooring.

OUTSIDE
There is an allocated parking space & communal gardens.

COUNCIL TAX
Plymouth City Council
Council tax band: A

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

AGENTS NOTE
Leasehold - share of freehold. Original term of 999 years with 978 years remaining. Service charge £100pm payable to Modbury Estate Management which covers ground rent, garden maintenance, building insurance, window cleaning, internal cleaning & security.

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.

Area Map



Floor Plans



Energy Efficiency Graph

