

# Smeaton Homes

**sales**

**Waterloo Close, Stonehouse**

**£140,000**



- LARGE PURPOSE BUILT APARTMENT
- FIVE BEDROOMS
- MODERN FITTED KITCHEN
- LIVING ROOM
- CURRENTLY LET
- COMMUNAL COURTYARD
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CLOSE TO CITY CENTER/SCHOOLS
- EPC: C80

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**Smeaton Homes**



## Waterloo Close, Stonehouse

**A LARGE PURPOSE BUILT APARTMENT with FIVE BEDROOMS | FIRST FLOOR | LIVING ROOM | MODERN FITTED KITCHEN | BATHROOM | CLOSE TO SCHOOLS & ALL AMENITIES | uPVC DOUBLE GLAZED WINDOWS | GAS CENTRAL HEATING | CURRENTLY LET | COMMUNAL COURTYARD**

**ENTRANCE** Entrance is via a communal front door, through to communal hallway and stairs to the first floor

**LOUNGE** 17'2' x 12'6' (5.18m x 3.66m) A uPVC window stands to the front of the property, there is a gas fire with fire surround and built in storage cupboards

**DINING ROOM / BEDROOM** 13'7' x 7'11' (3.96m x 2.13m) A uPVC window stands to the rear of the property, there is a single radiator

**KITCHEN** 9'4' x 7'7' (2.74m x 2.13m) A uPVC door stands to the rear of the property leading out onto a Balcony.

The kitchen comprises; a range of eye level storage cupboards with worktop, stainless steel sink with drainer & mixer taps and a built in hob with extractor fan over head. There is a wall mounted boiler

**BEDROOM 1** 13'9' x 10'01' (3.96m x 3.05m) A

uPVC window stands to the front of the property and there is a single radiator

**BEDROOM 2** 11'6' x 10'05' (3.35m x 3.05m) A uPVC window stands to the front of the property and there is a single radiator

**BEDROOM 3** 11'05' x 8'2' (3.35m x 2.44m) A uPVC window stands to the front of the property and there is a single radiator

**BEDROOM 4** 11'7' x 7'8' (3.35m x 2.13m) A uPVC window stands to the front of the property and there is a single radiator

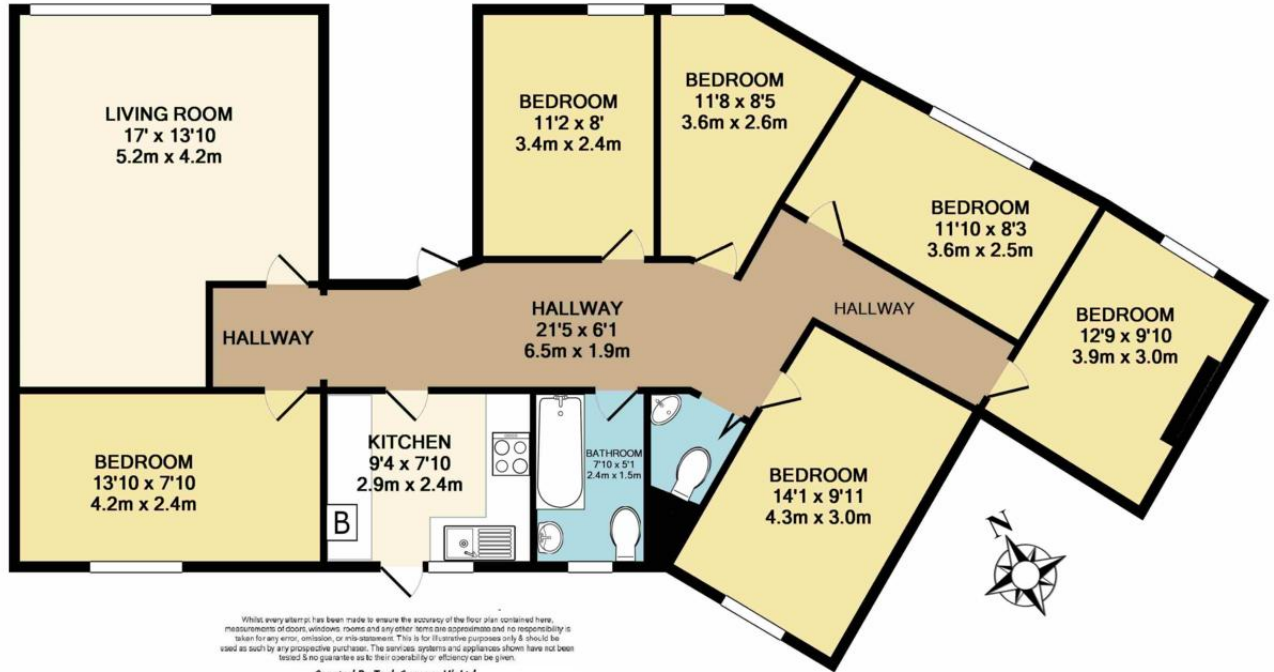
**BATHROOM** A uPVC window with frosted glass stands to the rear of the property. A three piece matching white suite consisting of; bath with overhead shower, a pedestal hand wash basin and low level flush toilet

**SEPERATE WC** A low level flush toilet with wash hand basin and extractor Fan

**COMMUNAL COURTYARD**  
There is a communal courtyard

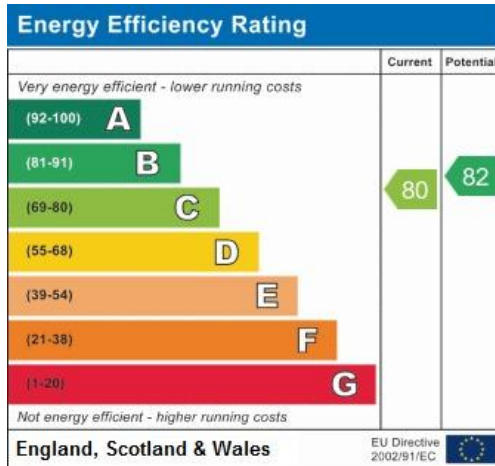
## PL1, WATERLOO CL, STONEHOUSE

TOTAL APPROX. FLOOR AREA 1080 SQ.FT. (100.4 SQ.M.)

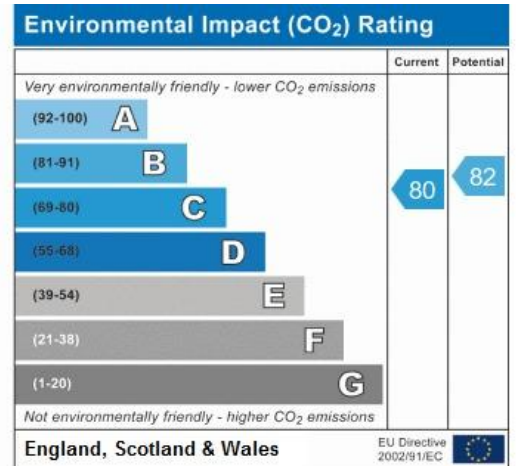


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only & should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested & no guarantee as to their operability or efficiency can be given.

Created By Tech Surveys Uk Ltd



Reference:  
Waterloo Street



TENURE: Leasehold  
COUNCIL TAX BAND: A

### AGENT'S NOTE

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agents. None of the statements contained in these particulars as to the property are to be relied on as statements or representatives of fact.

**For more information, please contact us**

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