

Smeaton Homes

sales

Landulph Gardens, St Budeaux

£62,500



- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- GOOD SIZE LIVING ACCOMODATION
- FITTED KITCHEN
- GARDEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- BATHROOM
- DOUBLE GLAZING
- EPC: C69

52B Mutley Plain, Plymouth PL4 6LE 01752 222060
www.smeatonhomes.co.uk info@smeatonhomes.co.uk

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Landulph Gardens, St Budeaux

This light and airy **FIRST FLOOR APARTMENT** with **GARDEN**. The property has good size rooms to include a **LIVING ROOM, FITTED KITCHEN, DOUBLE BEDROOM** and **BATHROOM**. Added benefits include **GAS CENTRAL HEATING** and **DOUBLE GLAZING**.

FRONT The property is approached from the road with steps leading down to the front door passing the front garden.

HALL STAIRS AND LANDING A PVCU double glazed door opens to stairs leading up to the first floor. Under stairs storage, PVCU door opens to a hallway with doors leading to

KITCHEN 9' 5" x 7' 5" (2.87m x 2.26m) A light and airy kitchen with a range of modern wall and base level units with work surface over, stainless steel

drainer with mixer tap over, tiled splash backs, front facing PVCU double glazed window to front, tiled flooring and free standing gas hob and cooker below with extractor hood above, space and plumbing for white goods.

SITTING/DINING ROOM 14' 3" x 13' 3" (4.34m x 4.04m) A neutrally decorated room with front facing PVCU double glazed window to front, feature fire place with mantle and hearth, carpet flooring and space for furniture.

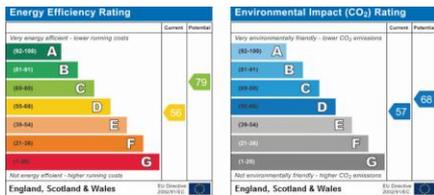


BEDROOM 14' 3" x 10' 4" (4.34m x 3.15m) A light and airy room with rear facing PVCU double glazed window to rear, radiator, carpet flooring and space for furniture.



OUTSIDE The property has a good size rear garden, There is a patio area, a grassed area and a shed for further storage.

BATHROOM The bathroom has a white suite comprising of a low level wc, wash hand basin with pedestal and low level bath with shower over, tiled splash backs and rear facing PVCU double glazed window to rear, Laminate flooring.



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.



GROUND FLOOR
APPROX. FLOOR
AREA 62 SQ.FT.
(5.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 534 SQ.FT.
(49.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 596 SQ.FT. (55.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, misreading, or mis-statement. This plan is for illustration purposes only and should be used as such.
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For more information, please contact us

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