

40 Buckfast Close, Plymouth, PL2 2HD

Guide Price
£145,000







MILLINGTON TUNNICLIFF

40 Buckfast Close, Plymouth, PL2 2HD

2

1

1

A

EPC

79

FULL DESCRIPTION

A 2 double bedroom first floor flat within this detached building, benefitting from off road private parking and a delightful open balcony off the main living area. The flat has a communal main entrance with stairwell rising to the first floor which gives access to an entrance hall, spacious open plan living/kitchen area, the 2 bedrooms and bathroom/WC with utility cupboard off. Externally there is off road parking at the side and an elevated balcony. The flat has Upvc double glazing and electric heating. EPC C 79.

FIRST FLOOR

ENTRANCE HALL
A self contained hall off the communal landing.

LIVING AREA/KITCHEN
20' 11" x 14' 11" (6.38m x 4.56m)
Double aspect with Upvc double glazed window to side and patio doors to the balcony. Night storage heater. Modern kitchen with range of base units and work surfaces, breakfast island, single drainer sink with mixer tap, built in oven, hob and extractor.

BEDROOM 1
13' 0" x 10' 4" (3.98m x 3.17m)
Upvc double glazed window to front, electric panel heater.

BEDROOM 2
9' 8" x 9' 3" (2.95m x 2.82m)
Upvc double glazed window to front, built in cupboard.

BATHROOM/WC
With bath, wash basin and low level WC, utility cupboard.

EXTERIOR
There is a communal parking area to the side of the main building. There is an open balcony off the main living area with open aspect and elevated views.

COUNCIL TAX
Band A.

TENURE
The flat is held on a long lease with approx 93 years remaining. The annual service charge is payable to Freehold Management Services Ltd of approx £1,072.00 with a ground rent of approx £286.00.

ADDITIONAL INFORMATION
The flat has mains electric, water and drainage. The property is of conventional construction.

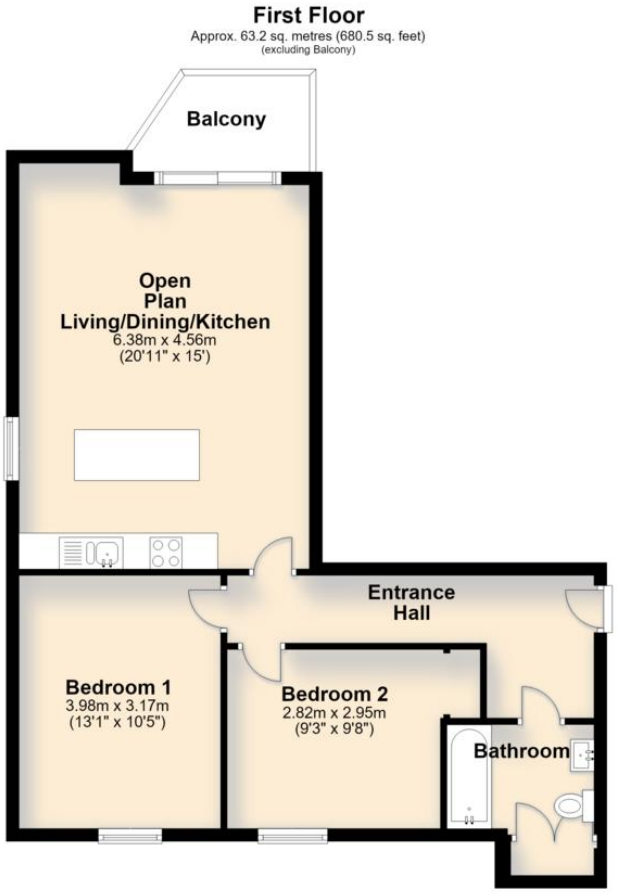
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. Please contact the office if you have any questions in relation to this.







FLOORPLAN



Total area: approx. 63.2 sq. metres (680.5 sq. feet)

CONTACT

19 Fore Street, Ivybridge, Devon, PL21 9AB

E **info@millingtontunnicliff.co.uk**

T **01752 896020**

www. millingtontunnicliff.co.uk

MILLINGTON TUNNICLIFF

rightmove · The Property Ombudsman · naea | propertymark PROTECTED · ZOOPLA · OnTheMarket