



44 PODE DRIVE

PLYMPTON, PLYMOUTH, PL7 2XZ

GUIDE £150,000
LEASEHOLD

Located on Pode Drive, Plympton, Plymouth. This ground floor flat with its own private entrance built in the late 1970s, offers accommodation comprising of two bedrooms, bathroom, lounge/diner and kitchen. The property has double glazing, gas central heating and a good sized enclosed rear garden. Additionally there is a garage located in a block to the rear. Please contact us to arrange a viewing.



44 PODE DRIVE

- Ground Floor Flat
- Lounge/Diner, Kitchen
- 2 Bedrooms and Bathroom
- Gas Central Heating and Double Glazed Windows
- Enclosed Garden and Garage



Entrance:

uPVC framed door leading into:

Hallway:

3 storage cupboards, doors off to:

Kitchen: 3.45m x 2.43 (11'3" x 7'11")

Range of wall and base units with roll edge work surfaces over and tiled splashbacks. Built in hob, oven and stainless steel sink unit. Spaces for washing machine and larder style fridge and freezer. Cupboard housing gas combination boiler supplying central heating and hot water systems. Wooden framed double glazed window to the front.

Lounge/Diner: 4.47m x 3.45m (14'7" x 11'3")

Wooden double glazed window to the side and patio doors to the garden. Wall mounted electric fire, radiator and television aerial point.

Bedroom 1: 3.78m x 2.67m (12'4" x 8'9")

Radiator and wooden double glazed window to the rear.

Bedroom 2: 3.39m x 2.06m (11'1" x 6'9")

Additional storage area with hanging rail, radiator and window to the rear.

Bathroom:

White suite comprising of wood panelled bath with

tiled surround, pedestal wash hand basin and low level wc. Wooden framed window to the front.

Outside:

There is a small frontage to the property. To the rear of the flat there is an enclosed terraced garden area on two levels with grassed areas, a variety of shrubs, plants and a couple small trees. A gate gives access to a pathway leading back to the front of the property.

Garage:

Single garage located in a block to the rear of the property.

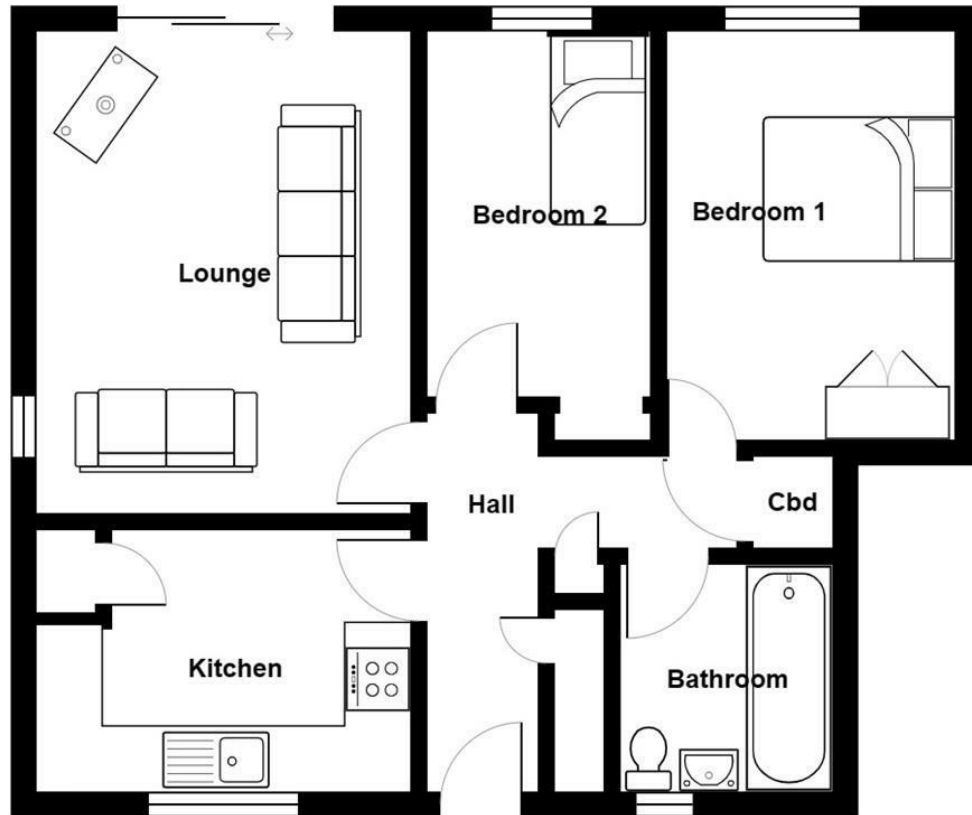
Lease Details:

Lease 999 years from 1st Jan 1978 - Annual Insurance charge made payable to PCC - £111.40 (March 24) - Service Charge/G Rent - £25.80 (Payable Twice a Year - Mar/Sept)


Council Tax:

Band A
£1,476.58 (2024/2025)

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| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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