Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



40 Discovery Road

Mount Wise, Plymouth, PL1 4SJ

£220,000

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Spend time in viewing this lovely ground floor purpose-built apartment. It is being sold with no onward chain and is conveniently located for the city centre along with the Mount Wise area and coast. It is located adjacent to the Plymouth cricket club and has accommodation including a generous-sized living/dining/kitchen area, 2 bedrooms and a shower room.







DISCOVERY ROAD, PLYMOUTH, PL1 4SJ

ACCOMMODATION
Access to the property is through the communal entrance. An inner door leads into the entrance hall.

ENTRANCE HALL
Entry-phone system. Built-in utility cupboard with space and plumbing for a washing machine and housing the gas boiler. Providing access to the accommodation.

OPEN-PLAN KITCHEN/LIVING/DINING ROOM 27'2" x 15'8" max dimensions (8.29 x 4.78 max dimensions)
A triple aspect room with a lovely open area with double-glazed sash windows to 3 elevations together with double doors leading out onto the private balcony. There is a wall-mounted electric fire. Within the kitchen and dining area, there is a tiled floor. The kitchen area consists of a range of matching white high gloss eye-level and base units with rolled-edge work surfaces and matching up-stand. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in induction hob with an electric oven beneath and an extractor hood above. Integrated fridge and freezer. Integrated dishwasher.

BEDROOM ONE 11'4" x 9'6" excl door recess (3.46 x 2.91 excl door recess)
Double-glazed sash window to the side elevation.

BEDROOM TWO 10'7" x 10'0" to the wardrobe rear (3.23 x 3.05 to the wardrobe rear)
Range of fitted full-length wardrobes along one wall, providing useful storage and hanging space. Double-glazed sash window to the rear elevation.

SHOWER ROOM 8'3" x 5'11" (2.54 x 1.81)
Modern suite comprising a walk-in shower with shower unit, rainfall shower head and tiled area surround, pedestal wash basin and a low level toilet. Vertical towel rail/radiator. Tiled floor. Inset ceiling spotlights. Extractor. Obscured double-glazed sash window to the side elevation.

OUTSIDE
Allocated parking space located opposite the building.

COUNCIL TAX
Plymouth City Council
Council tax band B

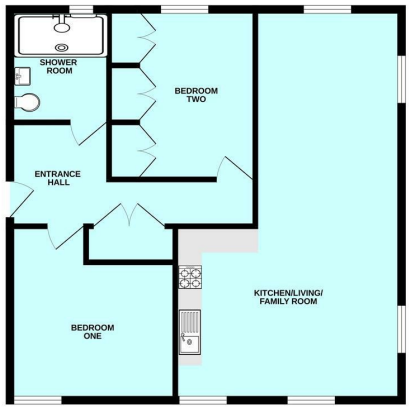
AGENT'S NOTE
The property is leasehold with 984 years remaining of a 999 year old lease. The ground rent is £250 per year and the service charge is approximately £218.81 paid monthly.

Area Map

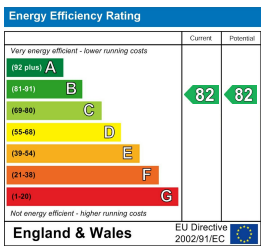


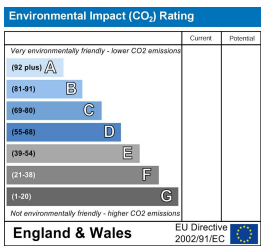
Floor Plans

GROUND FLOOR



Energy Efficiency Graph





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