

FOR SALE

01752 222060



£115,000 8 Rochester Road, Plymouth

- **1 Bedroom**
- **Kitchen / Dining Room**
- **Bathroom**
- **Own roof Terrace**
- **Ideal investment £600 Pcm**
- **Electric heating**
- **EPC E**



1



1



1



E



Smeaton Homes
Sales & Lettings



Apartment living at its finest! This charming 1 bedroom first-floor apartment boasts a private roof terrace and resident parking. Perfect for singles or couples looking for a cosy retreat. Don't miss out on this gem! EPC E Council Tax Band A

Description

Apartment living at its finest! This charming 1 bedroom first-floor apartment boasts a private roof terrace and resident parking. Perfect for singles or couples looking for a cosy retreat. Don't miss out on this gem! EPC E Council Tax Band A

AREA

Situated within easy walking distance of Plymouth city centre, Mutley is a large, mainly residential area, consisting largely of late Victorian era properties.

Mutley Plain, the area's busy main shopping street, has a good selection of metro supermarkets, cafes, hairdressers and a post office.

Primary schools close to Mutley include Hyde Park and Lipson Vale. The closest senior schools are Plymouth College, Plymouth High School for Girls and Lipson Co-operative Academy.

There are two GP surgeries in the vicinity.



The area is within walking distance of the main railway station, the University of Plymouth and Plymouth College of Art.

Kitchen / Dining Room

8.9" x 12.2" - wall and base units. integrated w/m. oven hob extractor. electric panel heater

Bedroom

12.4" x 11.10" Upvc windows with exit to the roof terrace

Bathroom

Bath with shower over, Wash hand basin, low level W/C

Roof Terrace

Own Roof terrace for own use. plus there is a communal Roof terrace leading from the communal hallway.

Hallway leading to bedroom and bathroom

This area has a small worksurface also integrated fridge / freezer

8 Rochester Road, Mutley

Smeaton Homes Ltd.
204 Central Park Towers
28 Central Park Avenue
Plymouth PL4 6NE

TELEPHONE 01752 222060

EMAIL sales@smeatonhomes.co.uk

WEBSITE smeatonhomes.co.uk

TENURE


Leasehold
20/12/3003 17:57:13

COUNCIL TAX

A

SERVICES

Mains Gas and electric

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 23.1 sq. metres (248.3 sq. feet)

8 Rochester Road, Mutley

Smeaton Homes Ltd.
204 Central Park Towers
28 Central Park Avenue
Plymouth PL4 6NE

TELEPHONE 01752 222060
EMAIL sales@smeatonhomes.co.uk
WEBSITE smeatonhomes.co.uk