

**Guide Price £139,000**



**67 WEST MALLING AVENUE, ERNESETTLE, PLYMOUTH PL5 2SS**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**



A spacious two double bedroom top floor apartment enjoying stunning uninterrupted views across Tamerton Creek towards the River Tamar situated within this popular location offering easy access to local amenities. The living accommodation which is well presented throughout comprises; communal entrance hall with entry phone system, private entrance hall with built in storage cupboards, a lounge enjoying stunning views across Tamerton Creek giving access to an enclosed balcony again enjoying the views, a modern fitted kitchen with electric oven and four ring gas hob. From the hallway there is access to a modern family bathroom and two double bedrooms, bedroom one has the benefit of the views and an en-suite shower room.

Externally, the property is set within communal gardens with one allocated parking space. The property also benefits from PVCu double glazing and gas central heating and is being offered to the market with no onward chain and is perfect for both investment and first time purchasers. The property is held on a leasehold basis with 199 years from November 2007.

## OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2023/2024 is £1407.71 (by internet enquiry with Plymouth City Council). These details are subject to change. The property is held on a leasehold basis with a maintenance charge of £110 per month which includes the ground rent.

## ERNESETTLE

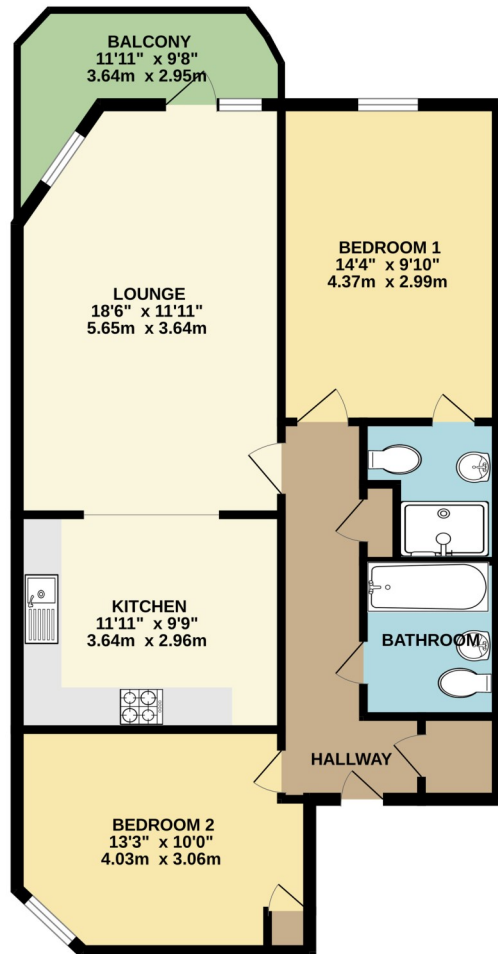
Ernesettle is characterised by wide roads and green verges with tree-lined streets and a large central green space. From the south of the neighbourhood there are good views along the Tamar and lower land in the north, there are attractive views of Tamerton Creek. There are a number of local amenities including a medical centre, dentist surgery, local shops and good schooling. Ernesettle is within close proximity to the A38 for easy commuting into Cornwall and up to the M5.

## PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with Lawson

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## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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