



Molesworth Road, PL3

Offers Over: £90,000

We are delighted to offer to the market this spacious first floor flat located in a beautiful period property in a prime location, with a share of the freehold. Close to nearby shops, schools and transport links to both Exeter and Cornwall this home has so much to offer to both first time buyers and investors alike. Benefitting from an abundance of free-flowing and bright and airy spaces with large and carefully placed sash windows this apartment is flooded with light. The main living space has been redecorated to a crisp and modern standard with fresh white finishes, allowing the apartment to appeal to all buyers.

The two generously proportioned bedrooms have undergone the same fresh redecoration, and are as equally bright and spacious as the living area. Finished perfectly by a contemporary bathroom, this apartment is truly stylish throughout. Externally, the apartment benefits from an allocated parking space at the rear as well as a sun terrace. The property is currently tenanted and achieves £550pcm, seeing a return of approximately 7%, however in line with similar properties, this apartment could comfortably rent for £650 per month. EPC: TBC

Entrance Hall 3'11" x 7'8" (1.2m x 2.34m). Max measurements. Wooden front door to side elevation providing access to apartment. Vinyl flooring and provides access to all accommodation.

Living Room/ Kitchen 19' x 12'4" (5.8m x 3.76m). Max measurements. uPVC double glazed sash window to the front elevation, wall mounted electric storage heater, electric fireplace, TV point and carpet flooring in the living room area. Kitchen area comprises of modern and fully fitted kitchen with a range of matching wall and base units and roll edge work surfaces, tiled splashbacks, integrated stainless steel sink and draining unit with stainless steel hot and cold mixer taps over, integrated electric fan oven and induction hob. Space for washing machine and space for fridge/freezer.

Bedroom 13'9" x 8' (4.2m x 2.44m). Max measurements. uPVC double glazed sash window to the front elevation, wall mounted electric storage heater and carpet flooring.

Bedroom 7'9" x 7'11" (2.36m x 2.41m). Max measurements. uPVC double glazed sash window to the rear elevation, wall mounted electric storage heater, carpet flooring.

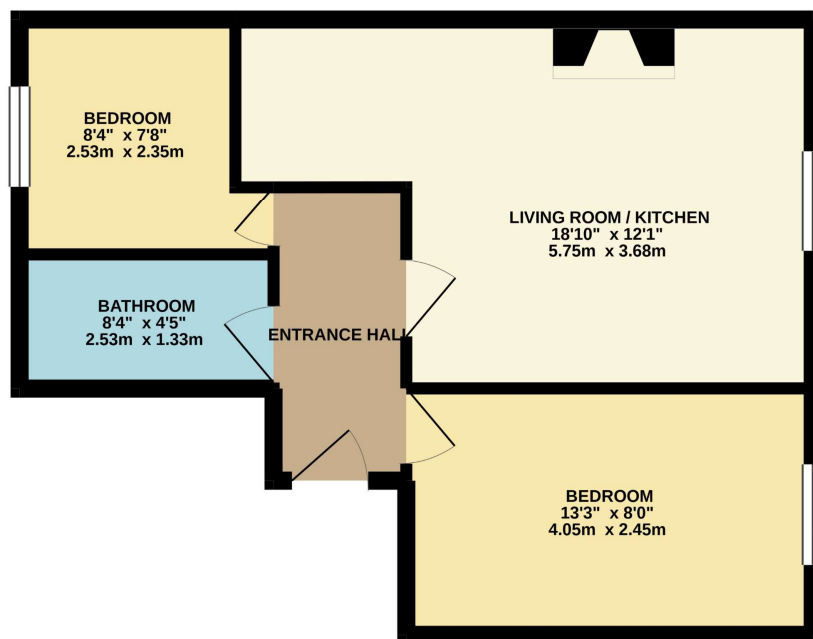
Bathroom 4'5" x 8'4" (1.35m x 2.54m). Max measurements. Modern fully fitted bathroom with low level WC, ceramic wash hand basin with stainless steel hot and cold mixer taps over, bath with glass shower screen, stainless steel hot and cold taps over and shower. Electric wall mounted heated towel rail, extractor fan, partially tiled walls and vinyl flooring.

External First floor flat located in a beautiful period building. Externally the property has its own allocated space at the rear of the building and also use of a terrace at the rear.





FIRST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



2 BEDROOM APARTMENT

TOTAL FLOOR AREA: 426 sq.ft. (39.6 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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Disclaimer

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