



## Wolseley Road, Plymouth, Devon, PL5

**Offers Over: £110,000**

We are pleased to offer to the market this spacious first floor apartment positioned in a quiet location nearby shops, schools and bus routes. This home has so much on offer and its bright and welcoming layout has been intelligently thought out to suit buyers of all backgrounds and can be changed around to suit needs. Both the kitchen and bathroom are modern fitted to a good standard. Bedroom wise you have a good size double and single.

The landing is spacious and has room for storage if need be. At the rear there is a hard stand which comes with the property. With all of the above benefits, as well as the close proximity to the A38 for commuting, not only does this home make a good first time buyer, it also lends itself well to a buy to let investment. EPC: C

## Rooms

**Entrance Hall** Fire door to enter, carpeted flooring

**Kitchen** 7'10" x 9'5" (2.4m x 2.87m). Vinyl flooring, uPvc double glazed window to the rear, space and plumbing for washing machine, stainless steel sink and a half and drainer with hot and cold mixer tap, space and plumbing for dish washer, large fridge freezer, integrated oven, electric hob, extractor fan

**Bedroom One** 10'11" x 11'7" (3.33m x 3.53m). Carpeted flooring, radiator, large uPvc double glazed window to the rear

**Lounge** 13'5" x 11'10" (4.1m x 3.6m). Carpeted flooring, radiator, bay window to the front with uPvc double glazed windows

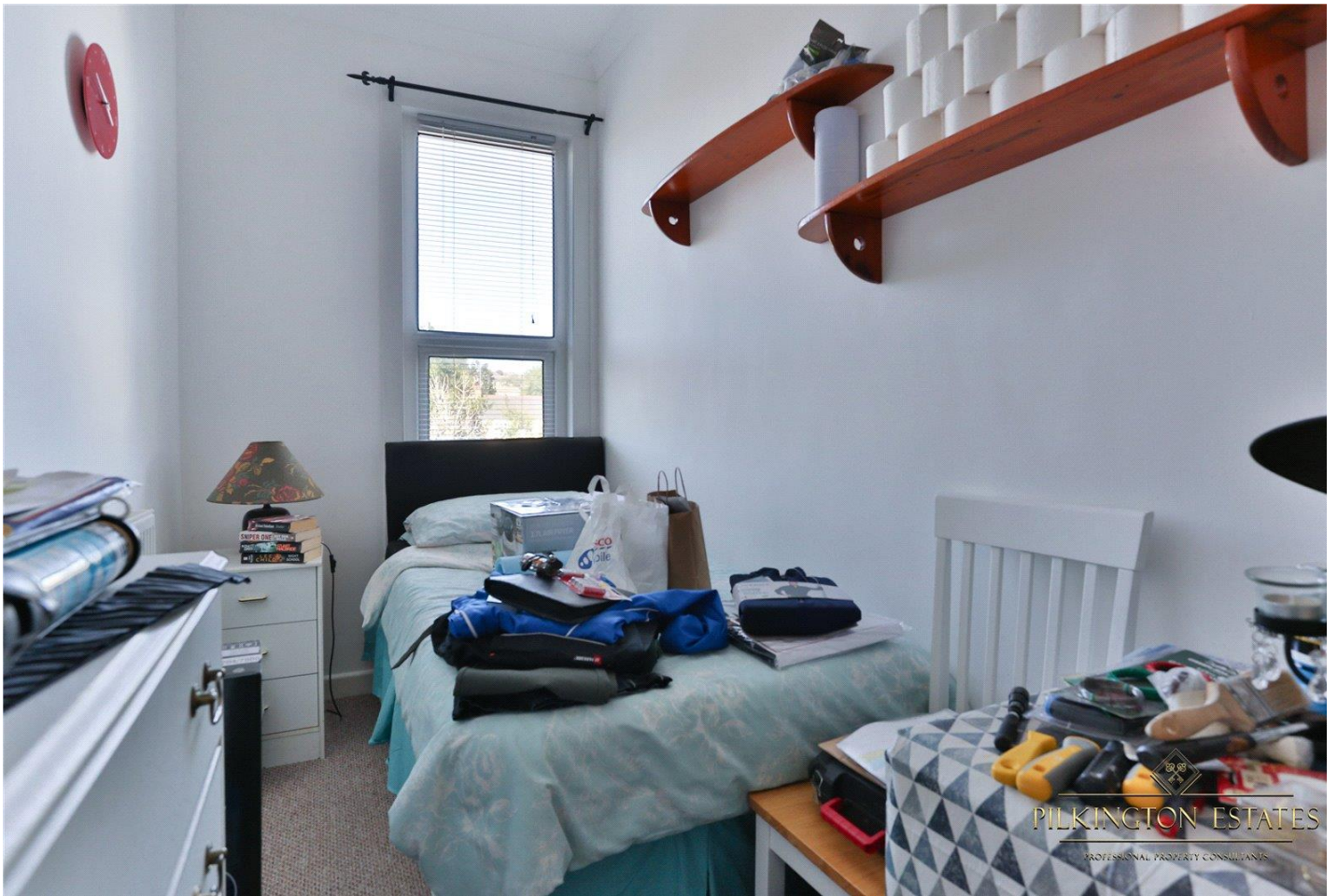
**Hallway** Carpeted flooring, uPvc double glazed window to the side, radiator

**Bedroom Two** 5'5" x 13'4" (1.65m x 4.06m). Carpeted flooring, radiator, large uPvc double glazed window to the front

**Bathroom** 7'10" x 5'8" (2.4m x 1.73m). Vinyl flooring, heated towel rail, sink with mixer tap, toilet, shower cubicle

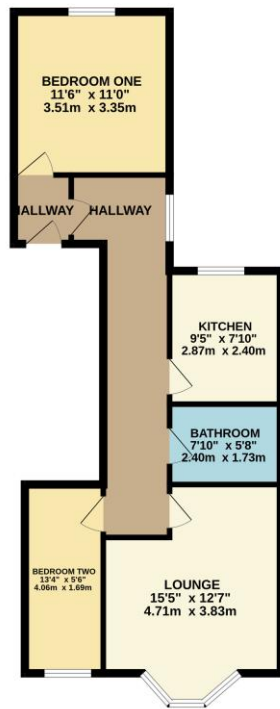
**Hard Stand** Hard stand out the back which can be used for off street parking or outdoor space but no direct access to it





  
**PILKINGTON ESTATES**  
PROFESSIONAL PROPERTY CONSULTANTS

GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 630 sq.ft. (58.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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