



WOODS
BRYCE BAKER

Ref: WTW-7320664

Tenure: Leasehold with a Share of the Freehold

01803 390000

Victoria Park Mews, Victoria Park Road, TQ1 3QJ

Offers in excess of £100,000

woodshomes.co.uk



- No Onward Chain
- Fantastic Investment or FTB
- Mews Style Property
- Good Size Accommodation
- Living Room
- Kitchen/Breakfast Room
- Double Bedroom
- Bathroom
- Off Road Parking & Garden
- Ample Storage

Woods are pleased to offer for sale with no onward chain this spacious one bedroom reverse level Mews Style property in the heart of Plainmoor.

Accommodation briefly comprises an entrance hall with ample storage, double bedroom and bathroom on the ground floor. Upstairs has a large kitchen/breakfast room and living room. The property also benefits from off road parking and small garden area.



Location - Plainmoor is a popular residential location with a variety of Victorian, Edwardian and modern homes. Conveniently positioned with a full range of schooling and amenities nearby, this area is a great family orientated location and also benefits from easy access to ample local attractions including Babbacombe Downs, Walls Hill and Oddicombe Beach.

Our View "Great Investment & FTB"



Accommodation - Upon entering the property you are greeted by the entrance hall with stairs rising to the first floor, ample storage and doors to a double bedroom and a bathroom. The bedroom is a generous size and includes built-in wardrobes. The bathroom is comprised of a panelled bath, obscure window, pedestal wash hand basin and low level flush WC.

The first floor is nicely proportioned with a nice size kitchen/breakfast room with base and wall mounted units, roll top work surfaces with inset sink and drainer and space to the expected appliances. A door at the end of the kitchen leads to the living room which is again a good size room with feature fireplace and surround.

Step Outside - Set at the rear of the property is a small garden area and off road parking for one car.

Property Information -

- Tenure - Leasehold (with share of freehold)
- Lease Length - Approx 93 years remaining
- Service Charge - Adhoc basis, payable when needed at a 1/4 share and buildings insurance is separate.
- Ground Rent - £10 Per Year.
- Lease Covenants - TBC

Council Tax Band A for the period 01/04/2023 to 31/03/24 financial year is £1421.83

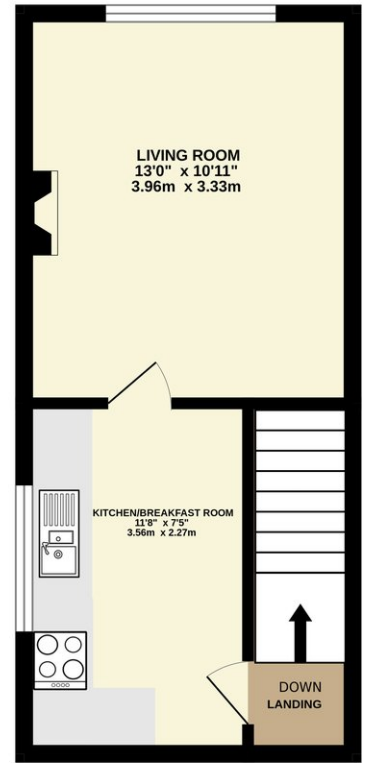
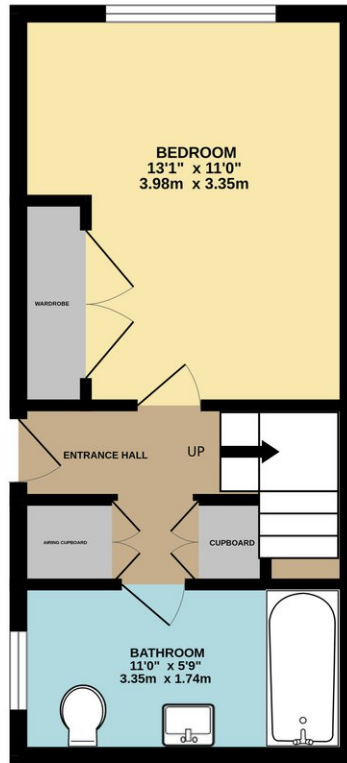


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR
272 sq.ft. (25.3 sq.m.) approx.

1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 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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