



Maynarde Close, Chaddlewood, Plympton, PL7 2XX

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are delighted to market this immaculate one-bedroom, ground floor flat in the popular Chaddlewood area of Plympton. Freshly decorated in a crisp white and linen palette and with new carpet, as well as a brand new boiler and heating system, this is the epitome of a 'turn-key' property making a perfect starter home or primed for investment that should attract a plethora of buyers.

Benefitting from both a modern bathroom and kitchen with brand new integrated oven and hob (other appliances available by negotiation), the added bonus to this property is the utter wealth of storage it boasts. An external storage cupboard, welcome porch, hallway cupboard and built-in bedroom wardrobe efficiently make the most of the space available.

Outside there is a shared pathway to the front door and a pretty area of rockery. The rear courtyard garden is fully enclosed by neat fencing and laid to patio for low maintenance but punctuated by an apple blossom tree and floral rose to bring a splash of colour. The large shed offers further storage as well.

There is a rear pedestrian gate giving access to a shared pathway which leads to the parking area where the flat comes with one private space but there is communal parking available for guests as well.

This fantastic flat is offered with no onward chain and viewings are highly recommended.

Key Features

'Turn-Key' Ground Floor Flat
New Boiler
Newly Decorated and Carpeted
One Bedroom
Storage
Garden with Shed
Parking
No Onward Chain

Situation & Amenities

Richly steeped in history, the old stannary town of Plympton is sited on an ancient trackway called 'the Ridgeway' from Dartmoor with its earliest surviving documentary reference coming from an Anglo-Saxon charter reading 'Plymentun' deriving from the adjective plymen meaning 'growing with plum-trees', or 'Plum-tree farm'. Alternative derivations suggest a possible relationship to the Latin plumbum which means 'tin' and may be a nod to the town's history as an important trading centre for locally mined tin. Today, Plympton sits in the shadow of the now ruined Norman motte-and-bailey castle that still dominates the landscape. The town in general retains its medieval street pattern and together with a number of historic buildings, variety of architecture as well as the nearby Iron Age hill fort of Boringdon Camp, there are details all around to attest to the town's varying past. Plympton now offers a bustling hub with a wealth of amenities including retail, primary and secondary schools, healthcare services, leisure facilities, sports clubs, pubs and cafes and places of worship which altogether manages to preserve a village feel for this ever-developing town. Excellent transport links give access to the larger surrounding towns and vibrant waterfront city of Plymouth.

Services: All Mains Services Connected.

Tenure: Leasehold - 953 years remaining.
(Annual Peppercorn Ground Rent - Details with Agent)

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

Local Authority:

Plymouth City Council,
West Hoe Road, PL1 3BJ

Council Tax Band: A

Viewings:

Strictly by appointment through
Christopher's South Hams
01752 746 550

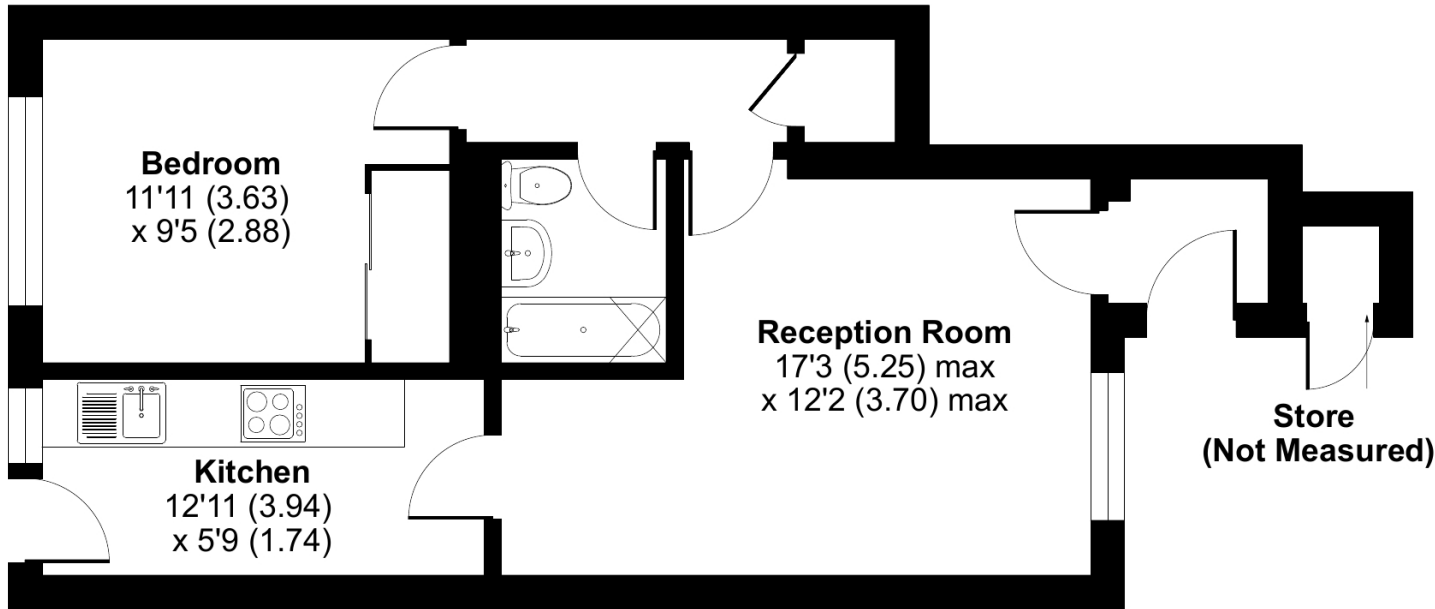




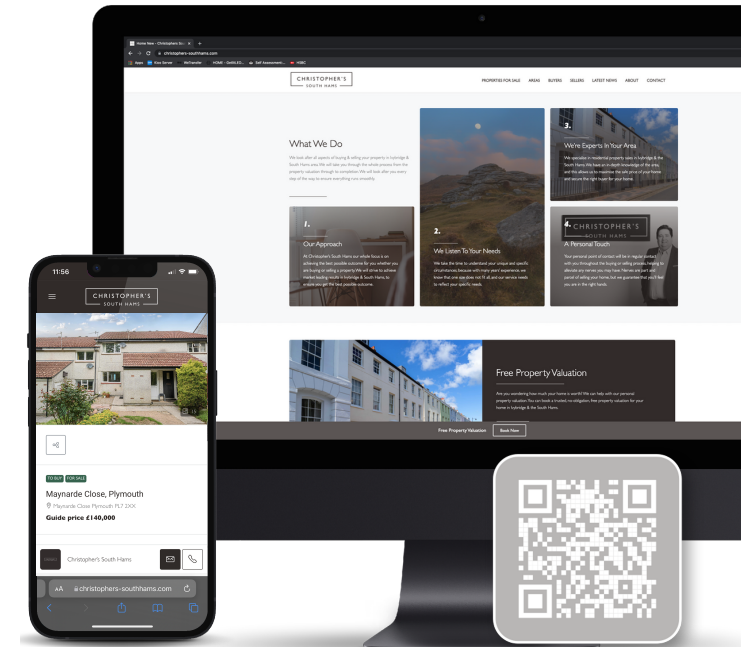
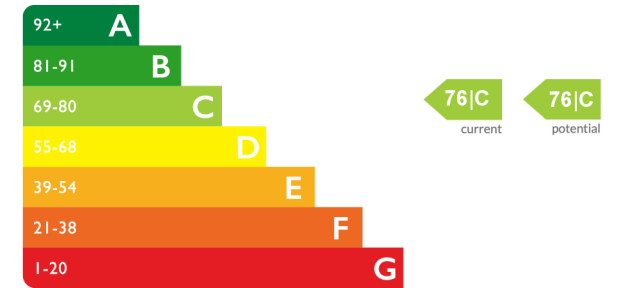
Maynarde Close, Plympton, PL7

Approximate Area = 475 sq ft / 44.1 sq m (excludes store)

For identification only - Not to scale



Energy Efficiency Rating



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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