



Bond
Oxborough
Phillips

Changing Lifestyles

87 Newcastle Gardens
Plymouth
PL5 4HA

Offers Over £90,000



Changing Lifestyles

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Welcome to this spacious two-bedroom maisonette, perfectly positioned to enjoy stunning views across the River Tamar. Offering generous proportions and an abundance of natural light throughout, this property presents an excellent opportunity for buyers seeking both space and scenery.

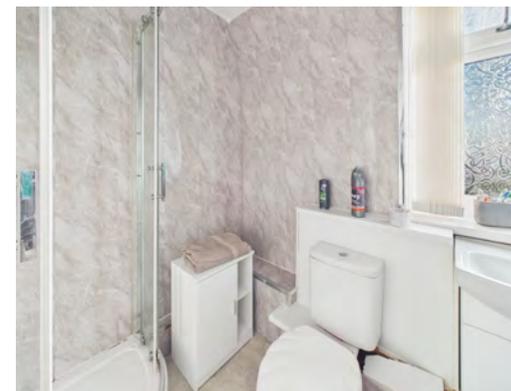
As you enter, you are immediately struck by the bright and airy feel of the home. The well-sized rooms flow comfortably from one to the next, creating a practical and inviting layout ideal for everyday living. Both bedrooms are generously proportioned, while the living accommodation makes the most of the wonderful outlook.

Externally, the property benefits from on-road parking and a beautifully maintained lawned garden to the rear. At the bottom of the garden, you'll find a charming seating area — the perfect spot to relax and take in the surroundings — along with a useful outbuilding for additional storage.

The property is offered to the market with no onward chain, allowing for a smooth purchase process. Please note, the property is of non-standard construction and is therefore best suited to cash buyers, unless a lender has confirmed suitability in advance.

The remaining lease length is approximately 104 years.

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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