



**Tovey Crescent  
Plymouth  
Devon  
PL5**

**Offers In Excess Of £140,000**

**bettermove**

# Tovey Crescent Plymouth

Bettermove are proud to present this 2 bedroom flat in Plymouth, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with allocated parking available.

The council tax band is B.

This is a leasehold property with 134 years remaining on the lease; the service charge is £920.62 per annum.

The interior of this beautifully presented, second floor property, comprises a spacious, open-plan living/dining/kitchen area, two double bedrooms, with the master bedroom benefitting from a private en-suite, alongside a family bathroom. The property further benefits from a Juliette balcony in the living room, perfect for enjoying the summer months.

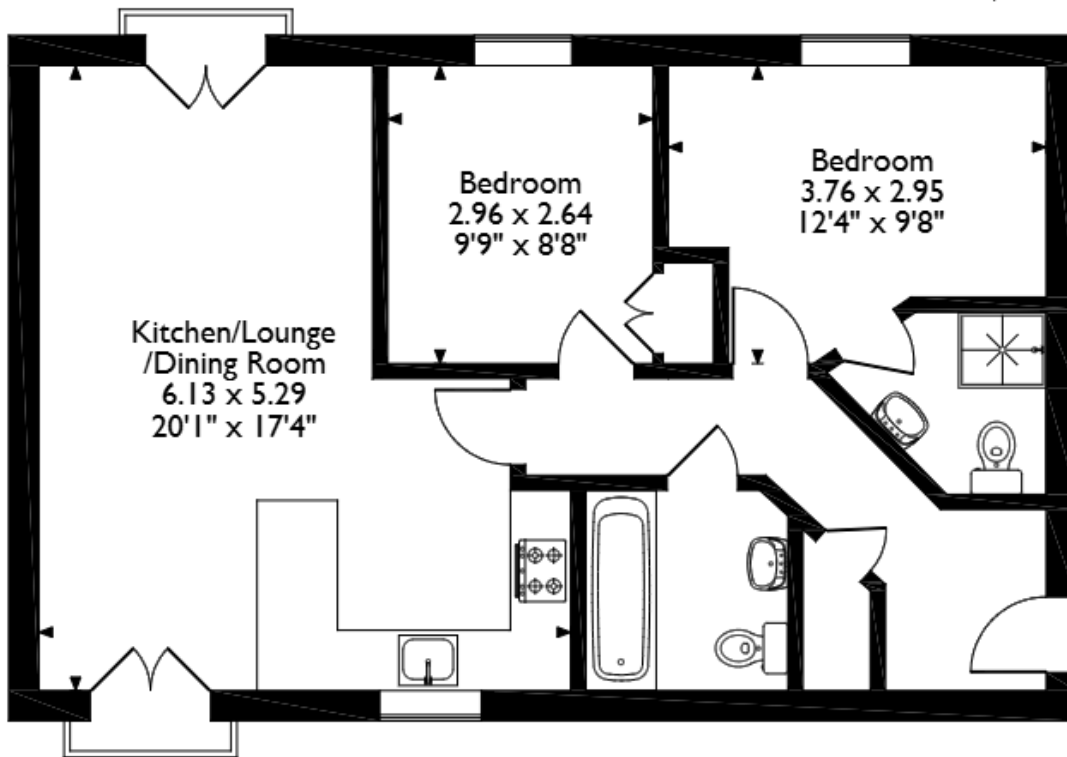
Located in the popular coastal city of Plymouth, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport connections can be found from Plymouth and St Budeaux Victoria Road train stations, a variety of local bus routes, and quick access to the Devon Expressway.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



# Tovey Crescent, Plymouth

## Approximate Gross Internal Area 62 Sq M/667 Sq Ft



### Second Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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