



Francis Stuart

HMOs • Lettings • Investments



Wentwood Place, Plymouth, PL6 8TF

Guide Price £150,000 - £160,000

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Two-bedroom ground floor home in Thornbury with its own private entrance, garden and garage. Comprising a spacious living room, fitted kitchen, two bedrooms, and bathroom. Conveniently located near Derriford Hospital, Plantium Parkway, A38 Devon Expressway, The Range, and Dartmoor. No onward chain. Leasehold 999 years, Council Tax Band A, EPC C. Ideal as a first purchase, downsizing option, or investment.

Floor Area

562 sq. ft.

Tenure

Leasehold

Service Charge

£ per annum

Ground Rent

£44 per annum

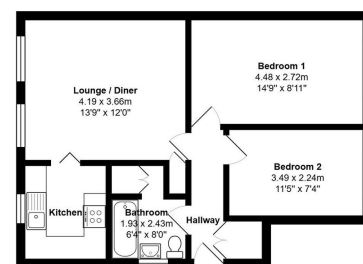
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- Two Bedroom Ground Floor with Private Entrance & Garage
- Rear Garden
- Leasehold: 999 years from 1 January 1976
Annual rent: £44.10
- Council Tax Band: A
- Ideal for first-time buyers, downsizers, or investors
- No Onward Chain
- Spacious, light-filled living room
- Energy Performance Certificate rating: C
- Conveniently located near Derriford Hospital, Platinum Parkway, A38 Devon Expressway



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Total Approximate Area - 52.2 m² ... 562 ft²

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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