

H Halford & Homes

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Clarence Place, Morice Town, Plymouth, PL2 1SF

- Substantial property in need of full modernisation
- Morice Town, Devonport location
- Rear courtyard
- Currently arranges as 2 x 1 bedroom flats
- EPC Grade GF - C FF - G
- Potential to create an investment or family home



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HALFORD AND HOMES 01752 418104

OFFERS IN THE REGION OF £165,000

In need of complete modernisation is this substantial mid terrace home, currently arranged as 2 x 1 bedroom flats. The property if refurbished could create an income or alternatively could be converted back to a beautiful family home. We highly recommend an internal viewing to appreciate the potential.

The accommodation to the ground floor comprises of an entrance hallway (providing access to both flats) Ground floor flat includes a lounge, bedroom, kitchen and bathroom. The first floor flat has a large lounge spanning the width of the property, bedroom, kitchen and bathroom.

Externally the property has a rear courtyard. Mostly sash single glazed and also includes electric night storage heaters. In need of full modernisation, the property will suit a cash purchaser.

To arrange a viewing please call Halford and Homes on 01752 418104.



ACCOMMODATION

Communal Hallway

Ground floor lounge 14' 3" x 13' 3" (4.34m x 4.04m)

Ground floor bedroom one 13' 11" x 11' 2" (4.24m x 3.40m)

Rear lobby

Breakfast room 11' 3" x 8' 7" (3.43m x 2.61m)

Ground floor kitchen 9' 9" x 6' 9" (2.97m x 2.06m)

Bathroom

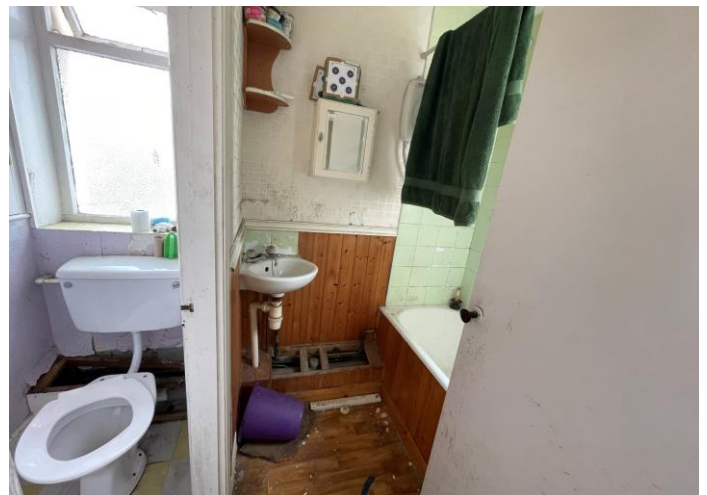
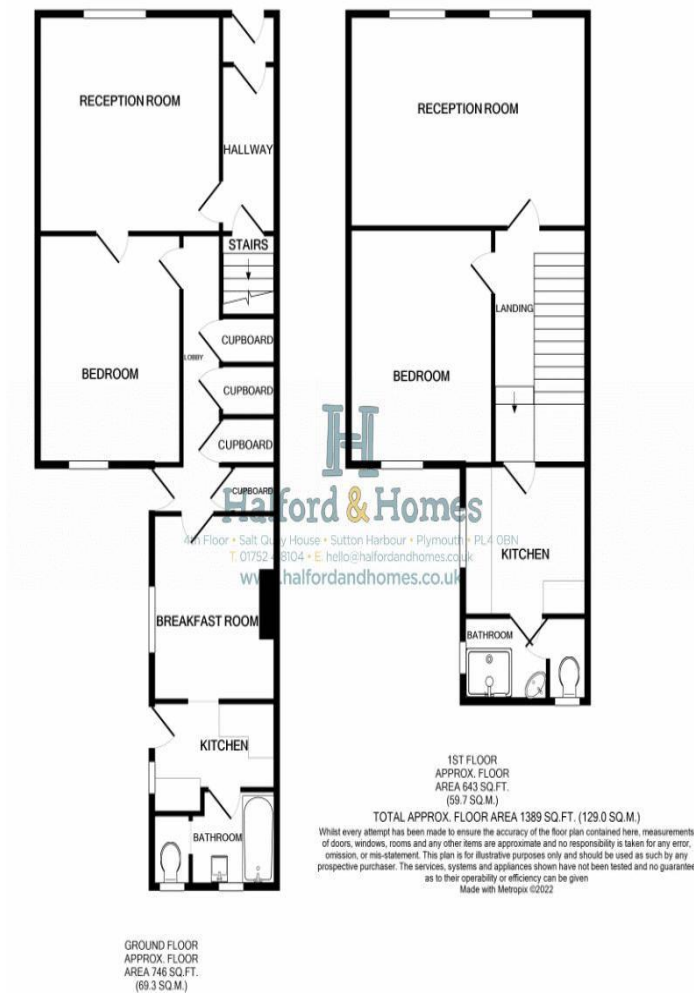
First floor landing

Lounge 18' 7" x 12' 11" (5.66m x 3.93m)

Bedroom One (first floor) 13' 0" x 11' 3" (3.96m x 3.43m)

Kitchen 9' 11" x 9' 1" (3.02m x 2.77m)

Shower Room



DISCLAIMER NOTICES The Agent has not tested any equipment, fixtures or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. The sale particulars may change in time and any interested party should inspect the property prior to exchange of contracts. These details/floorplans are prepared as a general guide only and should not be relied upon as a basis to enter in a legal contract, or to commit expenditure.

Energy performance certificate (EPC)

Flat 1
36 Clarence Place
Devonport
PLYMOUTH
PL2 1SF

Energy rating

C

Valid until: **14 February 2032**

Certificate number: **0927-1204-3902-2546-0400**

Property type

Ground-floor flat

Total floor area

91 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60