

## Contact us

Central Plymouth Office  
22 Mannamead Road  
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Plymouth  
PL4 7AA  
**(01752) 514500**

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Residential Lettings Office  
56 Morshead Road  
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[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

Opening Hours  
Monday - Friday  
9.15am—5.30pm  
Saturday  
9.00am—4.00pm  
(Central Plymouth Office Only)

Our Property Reference:  
20/C/24 5411

## Can We Help Further?

### Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

### Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

### Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

### Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

### Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £50 plus VAT. Please contact us on (01752) 514500 to book your appointment.

## Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH  
**HOMES** ESTATE AGENTS



CENTRAL LOCATION  
DOUBLE BEDROOM  
LIVING ROOM  
COURTYARD AREA  
ALLOCATED PARKING  
NO ONWARD CHAIN

**Ground Floor Flat, 8 Holdsworth Street,  
Pennycomequick, Plymouth, PL4 6NN**

*We feel you may buy this property because...*  
'Of the central location and spacious accommodation on offer.'

**£130,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Number of Bedrooms

One Bedroom

### Property Construction

Solid Brick Walls

### Heating System

Gas Central Heating

### Water Meter

Yes

### Parking

Allocated Parking

### Outside Space

Private Courtyard

### Council Tax Band

A

### Council Tax Cost 2024/2025

Full Cost: £1,476.58

Single Person: £1,107.44

### Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £6,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

### What3words Location

///safely.civic.wider

### Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

### Maximum Broadband Available

Download Speed: 181Mbps

Upload Speed: 25Mbps

### Introducing...

Situated within a prime central location, close to nearby parkland, this spacious ground floor flat is offered for sale with no onward chain. Internally the accommodation offers bay fronted living room, shower room, kitchen and a good-sized double bedroom. Further benefits include a share of the freehold, central heating, double glazing and externally there is an area of private courtyard and an allocated parking space. Plymouth Homes advise an early viewing without delay.

### The Accommodation Comprises...

#### GROUND FLOOR

##### ENTRANCE

Entry is via a secure, communal main entrance with privet door to the right side opening into the entrance hall.

##### ENTRANCE HALL

With laminate flooring, coving to ceiling, door to the living room and doorway into the hall.

##### LIVING ROOM

5.04m (16'7") x 3.68m (12'1")

A good-sized reception space with double glazed bay window to the front, electric fire set within a feature surround, radiator, wood effect laminate flooring, coving to ceiling.

##### HALL

With an under-stairs storage cupboard.

##### SHOWER ROOM

Fitted with a three-piece suite comprising shower cubicle with fitted electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, radiator/towel rail, extractor fan, wall mounted mirror, tiled surround, tiled flooring.

##### KITCHEN

2.94m (9'8") x 2.76m (9'1")

Fitted with a matching base and eye level units with worktop space above, 1 1/2 bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer, washing machine and cooker, radiator, extractor fan, uPVC half glazed door opening to the rear courtyard.

#### BEDROOM

4.29m (14'1") x 2.94m (9'8")

A lovely sized double bedroom with double glazed window to the side, obscure double-glazed window to the rear, radiator, coving to ceiling.

#### OUTSIDE

##### REAR

The rear opens to a walled courtyard area. We're informed the area alongside the side of the property is a private space. While the end section surrounding the fire escape is shared with the top floor flat and gives shared access to the parking area.

##### PARKING

From the shared courtyard access is given to a parking space which is located to the left side on exiting the rear gate. This in turn opens onto the rear service lane.

##### LEASEHOLD

The term of the lease for this property is 199 years from 1987. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is peppercorn. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are shared 50/50 with the first floor flat. This will be verified by the purchaser's legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.

#### Ground Floor

Approx. 47.6 sq. metres (512.8 sq. feet)

