

Contact us

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

North Plymouth and
Residential Lettings Office
56 Morshead Road
Crownhill
Plymouth
PL6 5AQ
(01752) 772846

Email Us
info@plymouthhomes.co.uk

Website
www.plymouthhomes.co.uk

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

Our Property Reference:
10/D/24 5421

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.

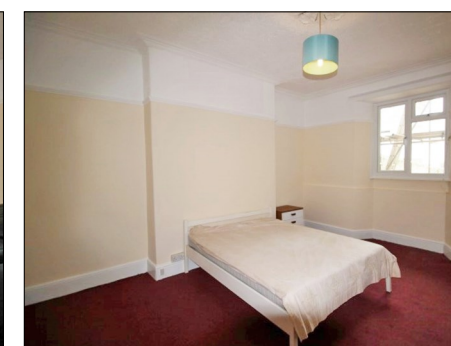
Need an EPC?

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



**Lower Ground Floor Flat, 15 Ford Park Road,
Mutley, Plymouth, PL4 6RB**

**CENTRALLY LOCATED
BASEMENT FLAT
DOUBLE BEDROOM
SPACIOUS LIVING ROOM
PRIVATE GARDEN AREA
NO ONWARD CHAIN**

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

£99,950

www.plymouthhomes.co.uk

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

Number of Bedrooms

One Bedroom

Property Construction

Solid Stone Walls

Heating System

Storage Heaters

Water Meter

No

Parking

On Street Parking

Outside Space

Private Garden

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: £2,998.50

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location

///snaps.kinds.slices

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

This basement flat is located within a prime central location and boasts a good sized, southerly facing walled garden. Internally the accommodation offers a spacious living room, good sized double bedroom, spacious hall, kitchen and bathroom. Offered for sale with no onward chain Plymouth Homes advise an early viewing without delay.

The Accommodation Comprises...**LOWER GROUND FLOOR****ENTRANCE**

Entry is via a shared entrance and hall, which accesses a shared meter cupboard. From here a private door opens into the property and the living room.

LIVING ROOM**5.72m (18'9") x 5.06m (16'7")**

A lovely spacious reception room with double glazed bay window to the front, wall mounted electric fire set in a stone surround, electric storage heater, built in storage cupboard, picture rail, door into the hall.

HALL**4.24m (13'11") x 2.16m (7'1")**

With doors to the bedroom and lobby.

BEDROOM**4.24m (13'11") x 3.85m (12'8")**

A good-sized double bedroom with double glazed window to the rear, electric storage heater.

LOBBY

With built in storage cupboard, uPVC part glazed door opening to the rear courtyard, door into the kitchen.

KITCHEN**2.98m (9'9") x 2.90m (9'6")**

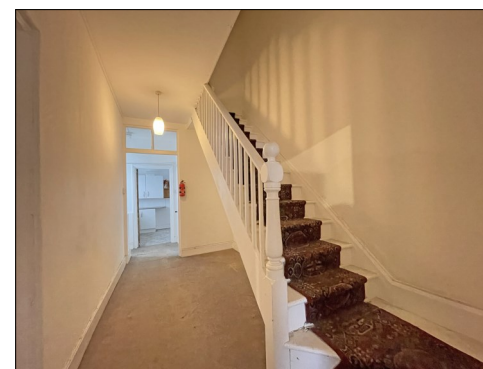
Fitted with a matching range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted hot water heater, spaces for washing machine and cooker, wall mounted cooker hood, double glazed window to the side, electric storage heater, door to the rear lobby.

REAR LOBBY

With obscure double-glazed window to the rear, door into the bathroom.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with fitted electric shower above, pedestal wash hand basin and low-level WC, tiled splashbacks, electric fan heater, obscure double-glazed window to the rear.

**OUTSIDE:**

The rear opens to a good sized and private walled courtyard, T shaped and measuring **14.22m (46'7") max at longest x 6.30m (20'8") max at widest** with a gate to the rear service lane. Please note the garage is not included within the sale.

LEASEHOLD

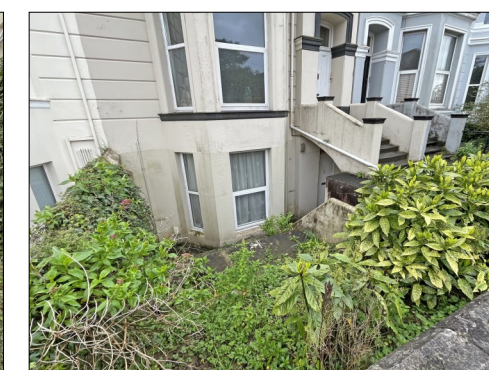
The owner informs us their solicitor is in the process of drawing up a leasehold agreement for the property. When completed, we're informed the flat will have a lease of 999 years with a share of the freehold and the cost of any maintenance shared equally between all owners.

We recommend that potential purchasers verify this information with their legal advisor, and they also inform their mortgage company prior to commencing a purchase.

AGENT'S NOTE

Any sale is subject to the completion of the leasehold arrangement. This is currently being undertaken by the owner's solicitor.

The owners inform us that there are planned external works and repairs to the building. We're informed the cost of these works will be met by the current owners and any new owner will not be asked to contribute.

**Lower Ground Floor**

Approx. 72.7 sq. metres (782.7 sq. feet)

