

## 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](mailto:info@plymouthhomes.co.uk)

Website  
[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:  
29/D/24 5436

## 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?

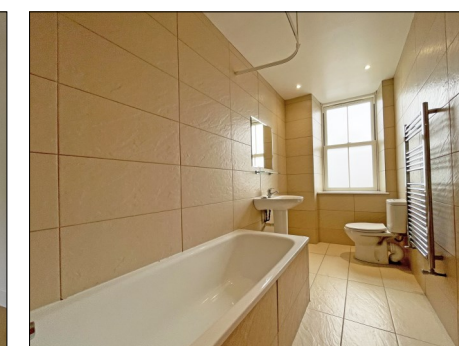
We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £50 plus VAT. Please contact us on (01752) 514500 to book your appointment.

## 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

Draft Details – Not Approved & Subject To Change



SECOND FLOOR FLAT  
SPACIOUS ACCOMMODATION  
OPEN PLAN LIVING ROOM  
DOUBLE BEDROOM  
CENTRAL HEATING  
NO ONWARD CHAIN

Flat 2, 80 Granby Way, Devonport,  
Plymouth, PL1 4AD

We feel you may buy this property because...  
'Of the spacious, well-presented accommodation on offer'

**£95,000**

[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		

**Number of Bedrooms**

One Bedroom

**Property Construction**

Solid Stone Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

On Street Parking

**Outside Space**

None

**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: £2,850

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

**What3words Location**

///arts.scare.cable

**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Medium Risk

**Maximum Broadband Available**

Download Speed: 1000Mbps

Upload Speed: 100Mbps

**Introducing...**

This spacious, well presented second floor flat is offered for sale with no onward chain. Internally the property offers entrance hallway with a utility cupboard, a good-sized reception room incorporating the lounge, dining and kitchen areas, a double bedroom and modern bathroom. Further benefits include double glazing and central heating. Plymouth Homes advise an early viewing to avoid disappointment.

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

Entry is via a secure communal main entrance with stairs rising to the second-floor landing where a private door opens to flat 2 into the entrance hall.

**SECOND FLOOR****ENTRANCE HALL**

With radiator, wood effect laminate flooring and utility cupboard with space for washing machine and tumble dryer.

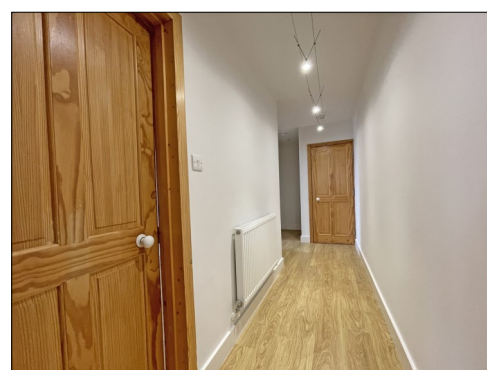
**UTILITY CUPBOARD**

1.25m (4'1") x 0.89m (2'11")

**OPEN PLAN LIVING ROOM**

5.29m (17'4") max x 4.33m (14'3") max

A lovely spacious reception area incorporating the lounge, dining and kitchen areas. The kitchen is fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with mixer tap, under-unit lighting, wall mounted concealed boiler serving the heating system and domestic hot water, integrated fridge and dishwasher, fitted electric oven and four ring electric hob with cooker hood above, two double glazed sash windows to the side, radiator, wood effect laminate flooring.

**BEDROOM**

3.88m (12'9") x 2.94m (9'8")

A double bedroom with double glazed sash window to the front, radiator, wood effect laminate flooring.

**BATHROOM**

Fitted with a three-piece white suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled surround, radiator/towel rail, extractor fan, wall mounted mirror, double glazed sash window to the front, tiled flooring, recessed ceiling spotlights.

**LEASEHOLD**

The vendor informs us they are in the process of legally separating flats 1, 2 and 3. These properties are currently held under one leasehold title and when separated each flat will have an individual leasehold agreement of approximately 999 years. We have been advised by the seller that the ground rent will be peppercorn and we've also been informed by the seller, at the time of listing the property, that their service charge will be approximately £400 per year and includes the buildings insurance. 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.

**Floor Plan...****Second Floor**

Approx. 47.9 sq. metres (515.7 sq. feet)

