

## 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:  
08/E/24 5446

## 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



**37 Tovey Crescent, Manadon Park,  
Plymouth, PL5 3US**

**TWO BEDROOMS  
ALLOCATED PARKING  
TOP/SECOND FLOOR  
EN-SUITE SHOWER  
OPEN PLAN LOUNGE/KITCHEN  
NO ONWARD CHAIN**

*We feel you may buy this property because...*  
'This purpose built top floor flat is positioned in a secluded position on the popular Manadon Park development.'

**£150,000**

[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**  
Two Double Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Allocated Parking Space

**Outside Space**  
Communal Gardens

**Council Tax Band**  
B

**Council Tax Cost 2024/2025**  
Full Cost: £1,722.68  
Single Person: £1,292.01

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: Nil  
Second Home or Investment Property: £4,500

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

**What3words Location**  
///petal.renew.bumpy

**Flood Risk Summary**  
Rivers and the Sea:  
Very Low Risk  
Surface Water:  
Low Risk

**Maximum Broadband Available**  
Download Speed: 75Mbps  
Upload Speed: 20Mbps

### Introducing...

This second-floor flat is located within a lovely secluded position and is one of only three properties within this particular block. Internally the well-proportioned accommodation comprises two good sized bedrooms, a lovely and spacious open plan living area incorporating the lounge, dining and kitchen areas, bathroom and en-suite shower room. Further benefits include double glazing, gas central heating and an allocated parking space. Plymouth Homes advise an early viewing without delay.

### The Accommodation Comprises...

#### GROUND FLOOR

A communal entrance door with intercom link to flat 37 opening to:

#### COMMUNAL HALLWAY

Doors to the front and rear of the building, as stairs rise to the second floor.

#### SECOND FLOOR

##### ENTRANCE HALL

Double glazed window to the rear, walk in storage cupboard housing the hot water cylinder, radiator.

##### LOUNGE / KITCHEN / DINING ROOM

6.17m (20'3") max x 5.29m (17'4") max

##### KITCHEN AREA

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, electric oven with a four ring gas hob and cooker hood above, tiled splashbacks, double glazed window to the rear.

##### LOUNGE/DINER

Two radiators, double glazed double doors open to the front and rear to duchess style balconies.

##### BEDROOM 1

3.80m (12'6") x 2.96m (9'8") max

Double glazed window to the front, radiator.

##### EN-SUITE SHOWER ROOM

Suite comprising a tiled shower cubicle, wash hand basin, low-level WC, extractor fan, tiled splashback, radiator.



##### BEDROOM 2

3.23m (10'7") max x 2.96m (9'8")

Double glazed window to the front, radiator.

##### BATHROOM

Suite comprising a panelled bath, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, frosted double glazed window to the rear, radiator.

##### OUTSIDE

37 Tovey Crescent is positioned in well tended communal gardens that are mainly laid to lawn.

##### PARKING

This property benefits from an allocated parking space to the rear of the block.

#### LEASE DETAILS

The term of the lease for this property is 155 years from 2005. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £228.90 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £1,258 per annum. This will be verified by the purchasers 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.

