

## 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:  
10/E/24 5450

## 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.

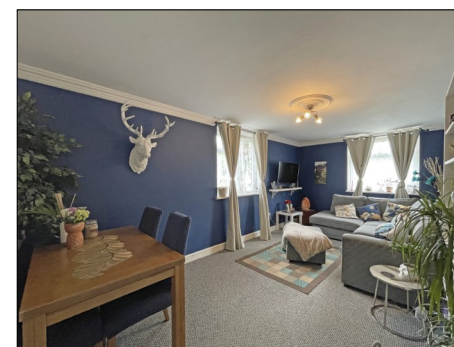
### Need an EPC?

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



SPACIOUS ACCOMMODATION

WELL PRESENTED

TWO DOUBLE BEDROOMS

DOUBLE GLAZING

CENTRAL HEATING

RESIDENTS' LAUNDRY

**18 Kinnaird Crescent, Southway,  
Plymouth, PL6 6JF**

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

**£125,000**

[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**  
On Street Parking

**Outside Space**  
Communal Gardens

**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: £3,750

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

**What3words Location**  
///forgot.nights.export

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

**Maximum Broadband Available**  
Download Speed: 1000Mbps  
Upload Speed: 220Mbps

## Introducing...

This spacious, first floor flat boasts well proportioned accommodation. Internally the property offers two large double bedrooms, a dual aspect living room, kitchen and bathroom. Further benefits include double glazing, central heating, a private storage shed on the ground floor and the flat also has access to a communal resident's laundry. Plymouth Homes advise an early viewing to appreciate this perfect first-time home or investment property.

## The Accommodation Comprises...

### FIRST FLOOR

#### ENTRANCE

Entry from the front is via the first floor and a secure communal main entrance with stairs to all floors.

### SECOND FLOOR

#### ENTRANCE

A numbered door opens into the entrance hall.

#### ENTRANCE HALL

With a built-in storage cupboard, radiator and wall mounted entry phone.

#### LIVING ROOM

**5.56m (18'3") x 3.02m (9'11")**

A lovely sized reception space with dual aspect double glazed windows, radiator, coving to ceiling with ceiling rose.

#### KITCHEN

**4.06m (13'4") x 2.03m (6'8")**

Fitted with a matching range of base and eye level units with worktop space above, breakfast bar, 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, double glazed window to the front.

#### BEDROOM 1

**4.69m (15'5") x 2.40m (7'10")**

A good-sized double bedroom with double glazed window to the front, radiator.

#### BEDROOM 2

**4.55m (14'11") x 2.77m (9'1")**

A good sized, second double bedroom with double glazed window to the front, radiator, coving to ceiling.

#### BATHROOM

Fitted with a three-piece suite comprising panelled bath with independent electric shower above and folding shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, tiled surround, obscure double-glazed window to the front, built in storage recess, radiator, wood effect laminate flooring.



### OUTSIDE:

Surrounding the building there are communal lawned areas, from the ground floor access is given to a private storage shed.

### LAUNDRY

In an adjoining block of flats within Kinnaird Crescent there is access to communal laundry facility for the use of residents.

### LEASEHOLD

The term of the lease for this property is 125 years from 1982. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £10 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance/service charge payments are approximately £1222.97 per year. This includes the charge for the use of the communal laundry facilities.

This will all 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.

**Second Floor**  
Approx. 66.0 sq. metres (710.7 sq. feet)

