

## 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:  
20/E/24 5457

## 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



RETIREMENT FLAT  
POPULAR LOCATION  
LIVING ROOM  
DOUBLE BEDROOM  
NO ONWARD CHAIN  
RESIDENTS' FACILITIES

Flat 34 Elim Court, Elim Terrace  
Peverell, Plymouth, PL3 4QB

We feel you may buy this property because...  
'Of the residential location and well-maintained facilities.'

**£100,000**

[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**

Cavity Brick Walls

**Heating System**

Electric Heating

**Water Meter**

Yes

**Parking**

Resident's Parking

**Outside Space**

Communal Garden

**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: £5,000

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**

///fleet.cotton.liner

**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

**Maximum Broadband Available**

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

**Introducing...**

Located within the popular residential area of Peverell, Elim Court is a well-maintained retirement complex strictly for the over 55's. Located on the first floor the accommodation comprises a large living room which is open plan into the kitchen, there is a good-sized double bedroom with built in wardrobes and a shower room. The building has a lift service to all floors and the flat also benefits from electric heating, double glazing and a monitored Piper alarm system. Other residents' facilities include an in-house manager, 24-hour emergency care line, laundry facilities, guest suite for visitors to stay and a residents' lounge, where a wide range of social events are held. Externally there is a lovely and well-maintained communal garden for residents' use and resident's parking area subject to availability. Offered for sale with no onward chain, Plymouth Homes highly recommend this desirable retirement property.

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

Entry is via a secure main entrance accessing the ground floor. From here there are steps and a lift service to all floors and access is given to the communal residents' areas.

**FIRST FLOOR****ENTRANCE**

From the first floor landing a private door opens into flat 34 and the entrance hall.

**ENTRANCE HALL**

With wall mounted entry phone, coving to ceiling, built in storage/meter cupboard with slatted shelving and also housing the hot water heater.

**LIVING ROOM****5.71m (18'9") x 3.30m (10'10")**

With double glazed bay window to the front, coal effect electric fire set within a feature marble and wooden surround, storage heater, wall lights, coving to ceiling, open plan into the kitchen.

**KITCHEN****2.32m (7'7") x 1.83m (6')**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge and freezer, four ring electric hob with pull out cooker hood above, coving to ceiling.

**BEDROOM 1****4.53m (14'10") max x 2.76m (9'1")**

A good sized double bedroom with double glazed window to the front, storage heater, coving to ceiling, fitted bedroom suite comprising built-in wardrobes with hanging rail, shelving, overhead storage cupboard, dressing table and bedside cabinets.

**BATHROOM****2.06m (6'9") x 1.70m (5'7")**

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, electric radiator/towel rail, electric fan heater, extractor fan, wall mounted mirror, shaver point.

**OUTSIDE:**

Within the centre of the development there are parking spaces subject to availability and residents' also have access to a well maintained, communal garden area.

**AGENT'S NOTE**

Located within the popular residential area of Peverell, Elim Court is a well-maintained retirement complex strictly for the over 55's. Within the development there is a lift service and stairs to all floors. Other residents' facilities include an in-house manager, 24-hour emergency care line, laundry facilities, well maintained communal gardens, guest suite for visitors to stay and a residents' lounge, where a wide range of social events are held.

**LEASEHOLD**

The remaining term of the lease for this property is 64 years. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £300 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance/service charge is approximately £236 per month. This will be verified by the purchaser's legal advisor during the conveyancing process.

**First Floor**

Approx. 41.5 sq. metres (446.6 sq. feet)

