

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

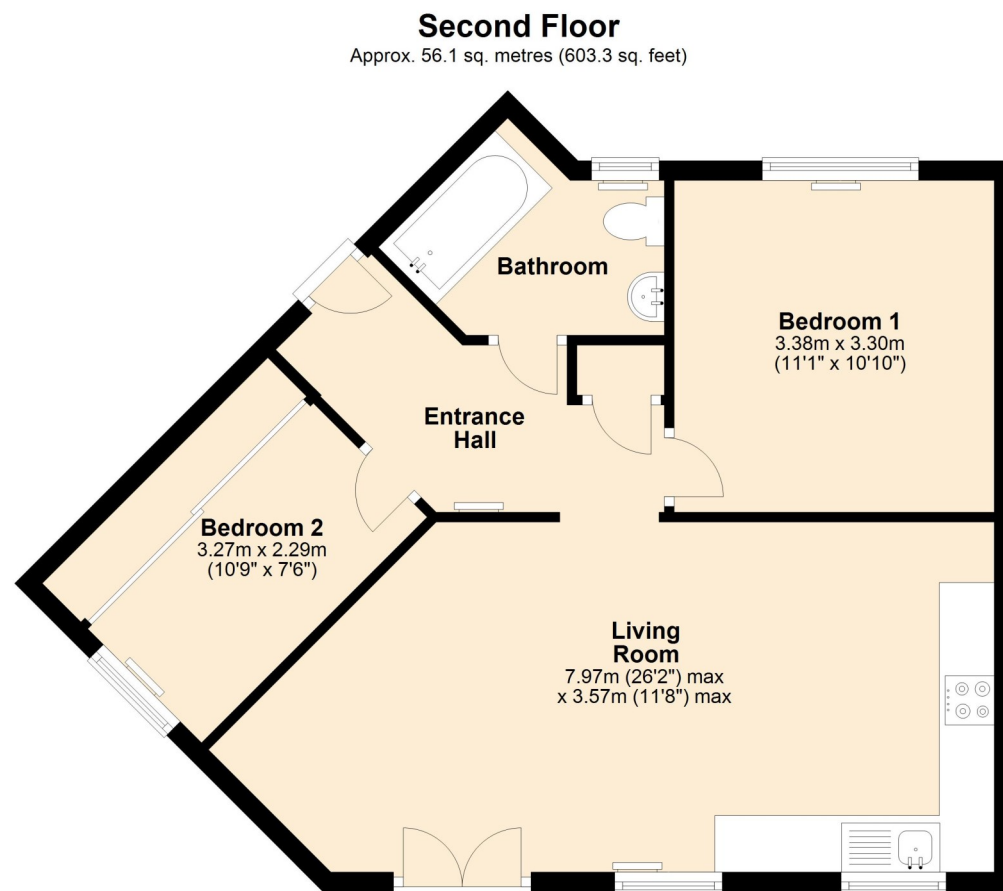
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

10/F/24 5469

Floor Plans...



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
SECLUDED POSITION
BEAUTIFULLY PRESENTED
TWO DOUBLE BEDROOMS
OPEN PLAN LIVING ROOM
ALLOCATED PARKING SPACE

**41 Dartmoor View, Saltash,
PL12 6WF**

We feel you may buy this property because...
'Of the lovely, secluded position and beautifully presented and spacious accommodation.'

£142,000

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

Two Double Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Allocated Parking

Outside Space

Communal Garden

Council Tax Band

B

Council Tax Cost 2024/2025

Full Cost: £1,878.15

Single Person: £1,408.62

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment
Property: £7,100

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

///buzzer.gathers.unsecured

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 35Mbps

Upload Speed: 7Mbps

Introducing...

This beautifully presented and spacious second floor flat is located within a secluded position within the Pilmere estate. Internally the accommodation offers: entrance hall, a lovely spacious open plan living room incorporating the lounge, dining and kitchen areas, there are two double bedrooms and a modern bathroom suite. Further benefits include a Juliette balcony to the living room, double glazing, central heating and externally there is a well-maintained communal garden and an allocated parking space. Plymouth Homes advise an early viewing to fully appreciate this lovely property.

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

Entry is via a secure main entrance with door to the rear opening to the communal garden and stairs rising to the second-floor landing.

SECOND FLOOR

A private door opens into number 41 into the entrance hall.

ENTRANCE HALL

With radiator, wood effect LVT flooring, wall mounted entry phone and a built-in storage cupboard.

LIVING ROOM**7.97m (26'2") max x 3.57m (11'8") max**

A lovely spacious reception room 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, sink unit with single drainer and mixer tap, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for fridge/freezer and washing machine, fitted electric oven and four ring gas hob with pull out cooker hood above. There are two double glazed windows to the front, uPVC glazed double doors with a Juliette balcony, radiator, wood effect LVT flooring and access to the loft space.

BEDROOM 1**3.38m (11'1") x 3.30m (10'10")**

A lovely sized double bedroom with double glazed window to the rear, radiator, wood effect LVT flooring.

**BEDROOM 2****3.27m (10'9") x 2.29m (7'6")**

A second double bedroom with double glazed window to the side, built in wardrobes and radiator.

BATHROOM

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

OUTSIDE:**FRONT**

The front of the property is approached via a secure communal main entrance.

REAR

At the rear of the building is a well-maintained communal garden area. Mostly laid to lawn with a seating area.

PARKING

The property benefits from an allocated parking space located nearby.

LEASEHOLD

The term of the lease for this property is 125 years from 2006. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £200 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their

service charge is approximately £131 per month and includes the properties building insurance.

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.

