

## 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:  
17/F/24 5478

## 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.

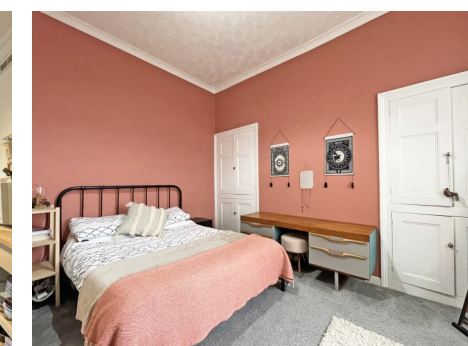
### Need an EPC?

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



DOUBLE BEDROOM  
LARGE KITCHEN/DINER  
GROUND FLOOR  
ACCOMMODATION  
PRIVATE GARDEN  
PARKING  
LONG LEASE

**5 Healy Court, Healy Place,  
Stoke, Plymouth, PL2 1AZ**

*We feel you may buy this property because...*  
'This good size and well presented ground floor flat has a private area of garden and allocated parking.'

**£120,000**

[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**

Solid Stone Walls

**Heating System**

Gas Central Heating

**Water Meter**

No

**Parking**

Allocated Space at Rear

**Outside Space**

Private Garden

**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: £3,600

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

**What3words Location**

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**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

**Maximum Broadband Available**

Download Speed: 1000Mbps

Upload Speed: 220Mbps

**Introducing...**

This well presented ground floor flat is positioned in a tucked away location and offered for sale with private outside space and parking. The good size accommodation comprises: communal entrance hall, hallway, lounge, double bedroom, large kitchen/diner, utility area and bathroom. Externally the property has a private area of garden plus a communal garden area and allocated parking. Offered for sale with double glazing and central heating, Plymouth Homes highly recommend this desirable ground floor home.

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

Communal entrance door opening to:

**COMMUNAL HALLWAY**

Gas and electric meters, wooden laminate floor, door to:

**ENTRANCE HALL**

Radiator, understairs cupboard, further storage cupboard, door to:

**LOUNGE****4.35m (14'3") x 4.02m (13'2") max**

Double glazed window to the front, radiator, coved ceiling with ceiling rose.

**BEDROOM****3.96m (13') max x 3.39m (11'1")**

Double glazed window to the rear, fitted cupboards to the chimney recesses, radiator, coved ceiling.

**KITCHEN/DINING ROOM****4.56m (14'11") x 2.90m (9'6")**

Impressive room fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric oven with a four ring ceramic hob and cooker hood above, double glazed window to the side, tiled floor, coved ceiling, tiled splashbacks, space for dining table, wall mounted combination boiler, door to:

**UTILITY AREA****2.00m (6'7") x 1.59m (5'3")**

Plumbing for washing machine, radiator, tiled floor, part glazed door to the garden, door to:

**BATHROOM**

Suite comprising panelled bath with a shower attachment and screen, pedestal wash hand basin, low-level WC, part tiled walls, heated towel rail, extractor fan, tiled floor, coved ceiling.

**OUTSIDE****REAR****7.0m (23') x 2.1m (7')**

Private side area of garden with a side access gate and artificial lawn. Further area of communal gardens and a gate opening to:

**PARKING**

To the rear of the property is a parking area with an allocated space.

**LEASE DETAILS**

The term of the lease for this property is 125years from 2020. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is peppercorn. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately as and when costs occur.

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.

**Ground Floor**  
Approx. 59.4 sq. metres (639.9 sq. feet)

