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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

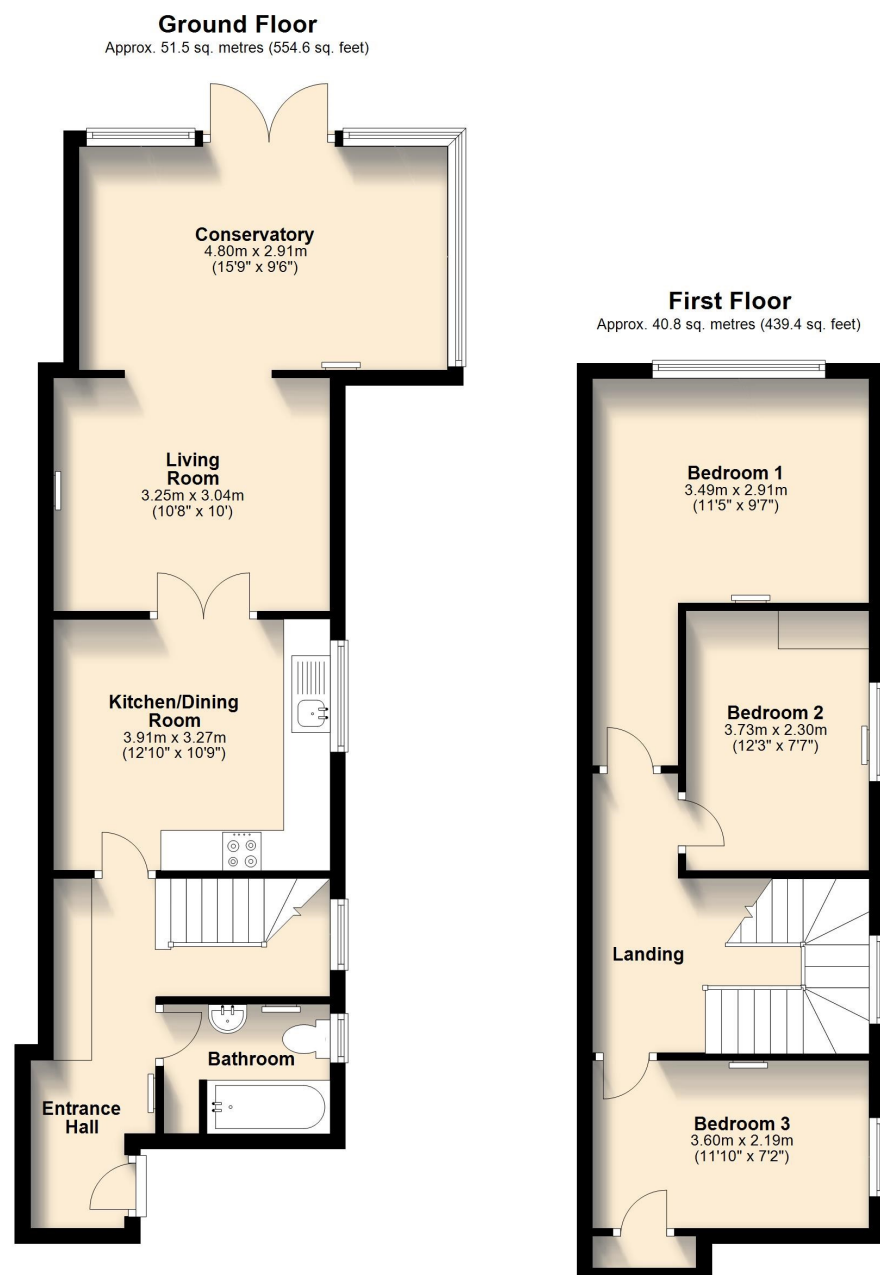
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

24/F/24 5488

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
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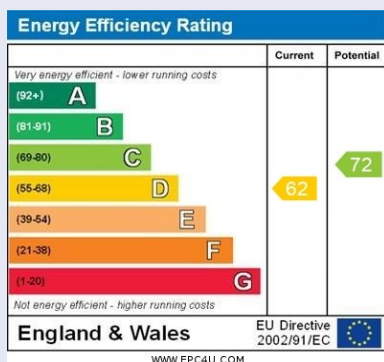
**Flat 2, 15 Woodland Terrace, Greenbank,
Plymouth, PL4 8NL**

**THREE BEDROOM
MAISONETTE
TWO STOREYS
CONSERVATORY
PRIVATE GARDEN
ALLOCATED PARKING
NO ONWARD CHAIN**

We feel you may buy this property because...
'Of the perfect, central location and spacious two storey accommodation.'

**Offers In Excess Of
£155,000**

www.plymouthhomes.co.uk



Number of Bedrooms

Three Bedrooms

Property Construction

Solid Stone/ Brick Walls

Heating System

Gas Central Heating

Water Meter

No

Parking

Parking Space

Outside Space

Private Garden Area

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: £4,650

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

What3words Location

[///attend.spices.spicy](https://www.what3words.com/attend.spices.spicy)

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 283Mbps

Upload Speed: 44Mbps

Introducing...

This spacious, two storey maisonette is located within a prime central location. The accommodation comprises: conservatory, living room, kitchen/dining room, downstairs bathroom and three first floor bedrooms. Further benefits include double glazing, central heating and externally there is a private area of garden and a parking space. Offered for sale with no onward chain Plymouth Homes advise an early viewing to appreciate the space on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

For ease of access the property is best approached from the rear, via the service lane, as this leads directly to the parking space and also the rear of the property.

CONSERVATORY

4.80m (15'9") x 2.91m (9'6")

With double glazed windows, glazed double doors to the rear and the garden area, radiator, wall lights, power points, open plan into the living room.

LIVING ROOM

3.25m (10'8") x 3.04m (10')

With radiator, coving to ceiling, double doors into the kitchen/dining room.

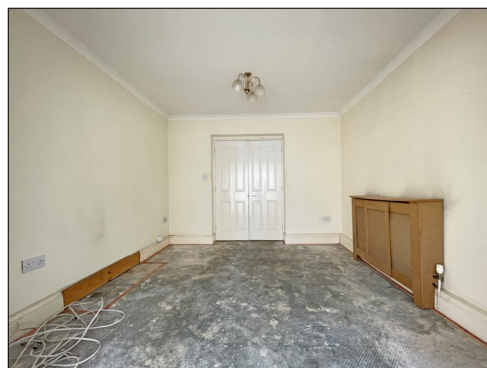
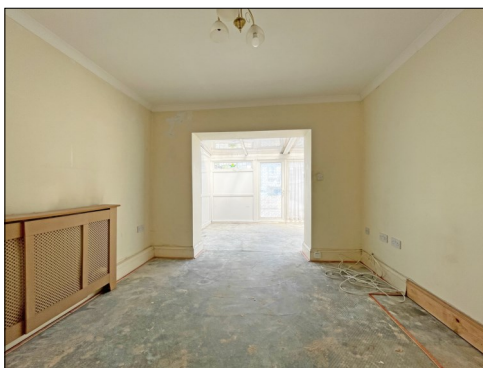
KITCHEN/DINING ROOM

3.91m (12'10") x 3.27m (10'9")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for dishwasher and washing machine, fitted electric double oven and four ring electric hob with cooker hood above, double glazed window to the side, coving to ceiling, door to the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing with an under-stairs storage recess, entrance door opening to the communal entrance hall which leads to the main entrance of the building, door to the bathroom.



BATHROOM

2.17m (7'2") x 1.68m (5'6")

Fitted with a three-piece suite comprising panelled bath with separate shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, tiled surround, obscure double-glazed window to the side, radiator, coving to ceiling, recessed ceiling spotlights.

FIRST FLOOR

LANDING

With double glazed window to the side, access to the loft space, doors to all rooms.

BEDROOM 1

3.49m (11'5") x 2.91m (9'7")

With double glazed window to the rear, radiator.

BEDROOM 2

3.73m (12'3") x 2.30m (7'7")

With double glazed window to the side, radiator.

BEDROOM 3

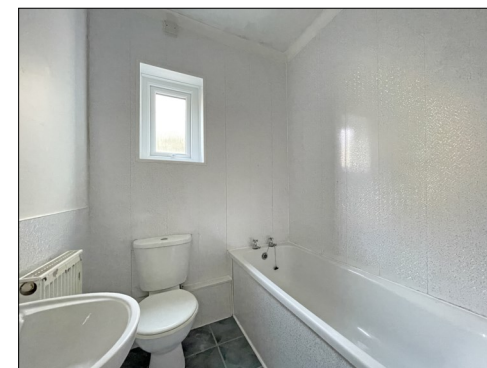
3.60m (11'10") x 2.19m (7'2")

With double glazed window to the side, radiator, built in storage cupboard.

OUTSIDE:

FRONT

From the front of the main building a communal entrance door and hall leads to a private door into the entrance hall of the property.



REAR

From the rear, access is given to a private garden area measuring **5.02m (16'5") in length x 4.98m (16'4") in width** which accesses the conservatory.

PARKING

The property benefits from an allocated space within the rear residents parking area.

DIRECTIONS

Direct access to the property is easiest from the rear of the main building. For viewings, using the postcode PL48QL or what3words reference [///attend.spices.spicy](https://www.what3words.com/attend.spices.spicy) which should lead you to Woodland Terrace Lane. This is a cobbled service lane leading to the rear of the building and the parking area. A representative from Plymouth Homes will meet you for the viewing.

LEASEHOLD

The term of the lease for this property is 120 years from January 1993. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £1 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £420 per year. 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.