

## 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:  
06/1/24 5540

## 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.

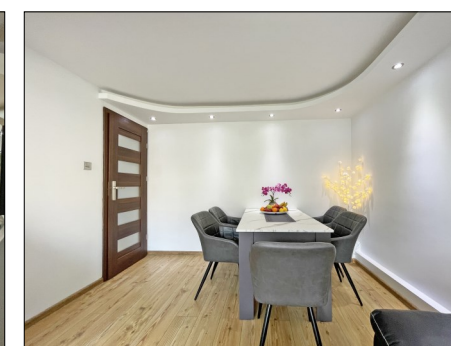
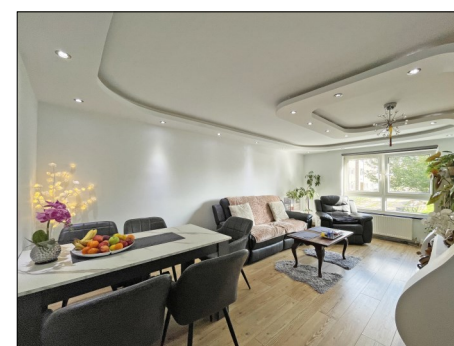
### Need an EPC?

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



TWO/THREE BEDROOMS  
WELL PRESENTED  
FEATURE CEILINGS  
PURPOSE BUILT  
NEAR LOCAL AMENITIES  
DOUBLE GLAZING  
CENTRAL HEATING

287 Granby Way, Devonport,  
Plymouth, PL1 4ND

We feel you may buy this property because...  
'This first floor flat offers well presented accommodation and is close to local amenities'.

**£120,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
WWW.EPC4U.COM			

**Number of Bedrooms**

Two Bedrooms

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

Resident's Parking

**Outside Space**

Communal Garden

**Council Tax Band**

A

**Council Tax Cost 2024/2025**

Full Cost: £1,476.58

Single Person: £1,722.68

**Stamp Duty Liability**

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £6,000

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**

///gown.free.scans

**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

**Maximum Broadband Available**

Download Speed: 1000Mbps

Upload Speed: 100Mbps

**Introducing...**

This first floor flat is positioned close to local amenities and presented to a good standard. The spacious accommodation comprises: entrance hall, lounge/dining room, kitchen, two bedrooms, bedroom 3/utility room and a bathroom. Externally the property has communal gardens with a drying area. Offered for sale with gas central heating and double glazing, Plymouth Homes highly recommend this good size purpose built home.

**The Accommodation Comprises...**

Communal entrance door opening to:

**COMMUNAL HALLWAY**

Intercom link to flat 287, stairs to the first floor landing, door to:

**ENTRANCE HALL**

Radiator, wooden laminate floor, recessed spotlights, feature wall with inset mirror.

**LOUNGE/DINING ROOM****5.62m (18'5") x 3.27m (10'9")**

Double glazed window to the front, radiator, wooden laminate floor, feature raised lighting with inset spotlights, media wall with shelving and feature lighting.

**KITCHEN****3.27m (10'9") x 2.71m (8'11")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for dishwasher, space for fridge and freezer, fitted electric oven with a five ring gas hob and cooker hood above, double glazed window to the rear, tiled splashbacks.

**BEDROOM 1****4.59m (15'1") x 2.76m (9'1")**

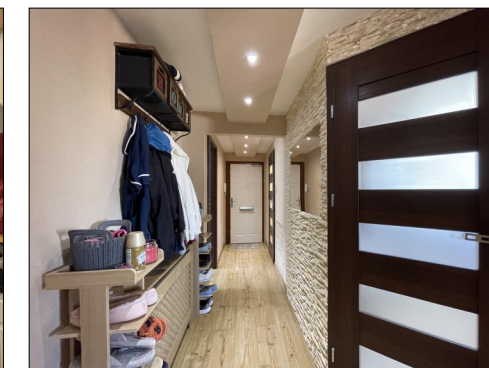
Double glazed window to the front, radiator, wooden laminate floor.

**BEDROOM 2****4.82m (15'10") x 2.40m (7'11")**

Double glazed window to the front, radiator, wooden laminate floor, feature ceiling spotlights.

**UTILITY / BEDROOM 3****2.36m (7'9") x 1.80m (5'11")**

Frosted double glazed window to the rear, fitted triple wardrobe with full-length mirrored sliding doors, ceramic tiled floor, plumbing for washing machine.

**BATHROOM**

Suite comprising a corner bath with an independent shower and screen above, vanity wash hand basin, low-level WC, tiled walls, heated towel rail, frosted double glazed window to the rear, tiled floor, feature recessed spotlights, boiler cupboard housing the wall mounted gas combination boiler.

**OUTSIDE**

287 Granby Way is set in communal gardens with a communal drying area to the rear.

**LEASE DETAILS**

The term of the lease for this property is 98 years from 2017 This information was gathered from the information held by the Land Registry. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments/service charge varies depending on works required and has ranged between £700-£1200 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.

