

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

Website
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/I/24 5546

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.

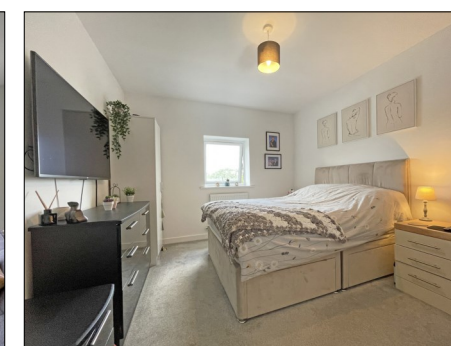
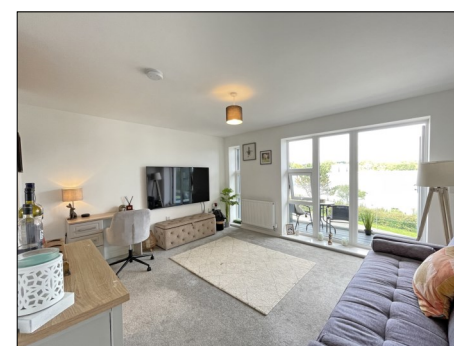
Need an EPC?

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



BEAUTIFULLY PRESENTED
THROUGHOUT
ALLOCATED PARKING SPACE
PRIVATE BALCONY
DOUBLE BEDROOM
OPEN PLAN LIVING
CLOSE TO DERRIFORD AND
NUFFIELD HOSPITALS

**Flat 17, 3 Partridge Road, Derriford,
Plymouth, PL6 8EW**

We feel you may buy this property because...
this beautifully presented apartment is ideally positioned to take advantage of its close proximity to Derriford and Nuffield hospitals and is situated within a popular and developing area.

£155,500

www.plymouthhomes.co.uk

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) 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 & Wales	82	82
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Number of Bedrooms

One Bedroom

Property Construction

Traditional Construction

Heating System

Partial Central Heating

Water Meter

Yes

Parking

One Allocated Parking Space

Outside Space

None

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: £7,775

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

///windy.mole.casino

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 beautifully presented 2nd floor apartment is situated in a convenient location to take advantage of its close proximity to Derriford and Nuffield Hospitals. The newly formed St Matthews C of E academy is also a short walk from the apartment. The accommodation comprises: entrance hall, storage cupboards, bathroom, bedroom, living room and modern fitted kitchen. Further benefits include double glazing, central heating and externally there is an allocated parking space and access to bike storage.

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

Entry is via a secure communal entrance with stairs rising to the second floor and private access into apartment 17 into the entrance hall.

SECOND FLOOR**ENTRANCE HALL**

With radiator, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

LIVING ROOM**4.32m (14'2") x 3.60m (11'10")**

With uPVC glazed door with side windows providing access to a private balcony, radiator, open plan to the kitchen.

BALCONY**4.32m (14'2") x 1.06m (3'6")**

With half level glass balustrade and views towards Dartmoor in the distance.

KITCHEN**2.28m (7'6") x 2.05m (6'9")**

Fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with mixer tap, integrated appliances to include: washing machine, tumble dryer, fitted electric oven, four ring gas hob with stainless steel cooker hood above, spaces for fridge/freezer and dishwasher.

BEDROOM**3.60m (11'10") x 2.99m (9'10")**

A double bedroom with double glazed window to the front, radiator.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with shower above, wash hand basin, low-level WC, part tiled walls, heated towel rail, shaver point.

PARKING

The property has an allocated parking space located to the rear of the building.

LEASEHOLD

The term of the lease for this property is 999 years from 2022. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £180 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £61.63 per calendar month. 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.

Second Floor

Approx. 41.0 sq. metres (441.1 sq. feet)

