

## Contact us

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## Email Us

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## Website

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

## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

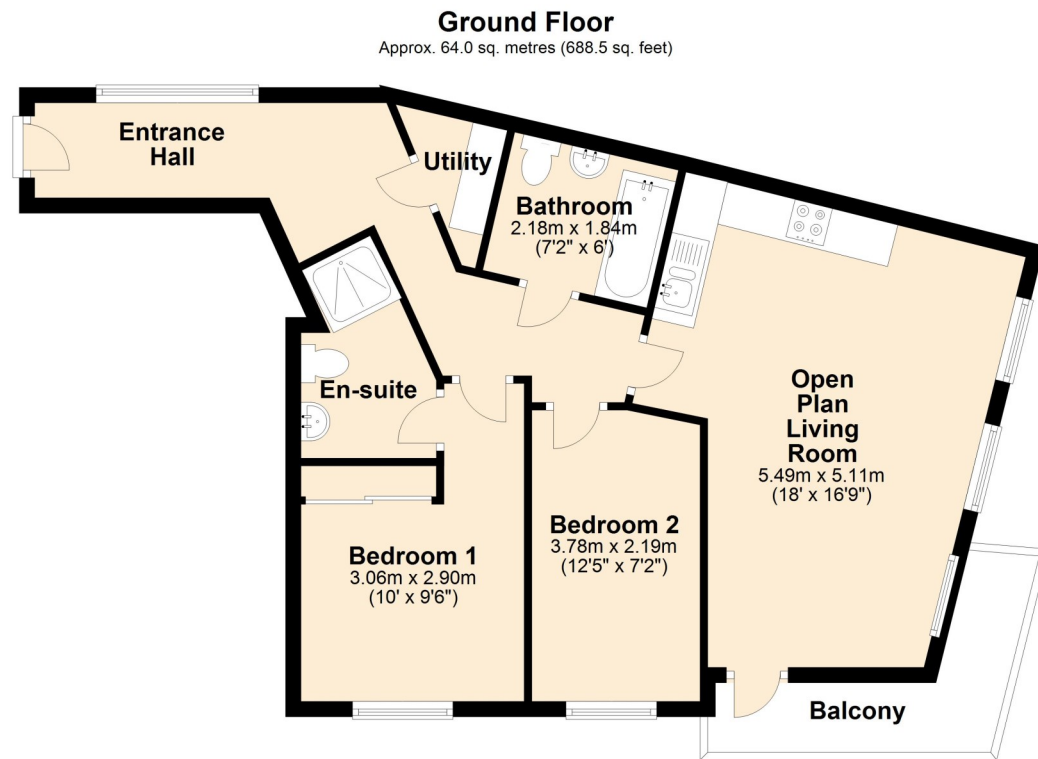
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

09/J/24 5559

## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS



**GROUND FLOOR FLAT**  
**TWO DOUBLE BEDROOMS**  
**OPEN PLAN LIVING ROOM**  
**EN-SUITE & BATHROOM**  
**DOUBLE GLAZING**  
**CENTRAL HEATING**

**27 Mill Street, Devonport,  
Plymouth, PL1 4GG**

*We feel you may buy this property because...*  
'Of the well-presented and spacious accommodation on offer.'

**£140,000**

## 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.

Energy Efficiency Rating	
Current	Potential
73	76

Very energy efficient - lower running costs  
A (92+)  
B (81-91)  
C (69-80)  
D (55-68)  
E (39-54)  
F (21-38)  
G (1-20)  
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC  
WWW.EPC4U.COM

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

**Number of Bedrooms**

Two Bedrooms

**Property Construction**

Traditional Construction

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

On Street Parking

**Outside Space**

Balcony

**Council Tax Band**

B

**Council Tax Cost 2024/2025**

Full Cost: £1,722.68

Single Person: £1,292.01

**Stamp Duty Liability**

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £7,000

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**

///crazy.chairs.form

**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

High Risk

**Maximum Broadband Available**

Download Speed: 1000Mbps

Upload Speed: 220Mbps

**Introducing...**

This spacious, ground floor flat was built in 2012. Internally the accommodation offers a lovely, large reception space incorporating the lounge, dining and kitchen areas. There are two double bedrooms, en-suite shower room and a separate bathroom. Further benefits include double glazing, central heating and a utility. Plymouth Homes advise an early viewing to appreciate this perfect first time buy or family home.

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

Entry is via a secure communal main entrance with private door opening into flat 27 into the entrance hall.

**ENTRANCE HALL**

With double glazed window to the rear, radiator, wall mounted entry phone and doors to all rooms.

**OPEN PLAN LIVING ROOM****4.73m (15'6") x 4.54m (14'11")**

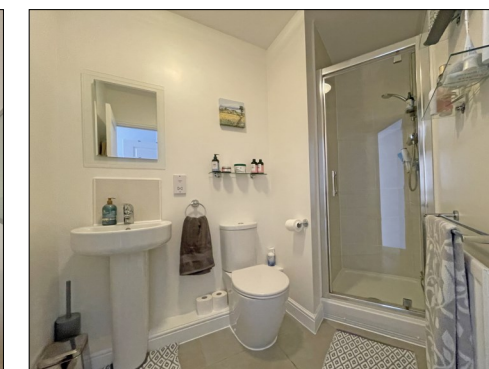
A lovely open plan reception space incorporating the lounge, dining and kitchen areas. The kitchen is fitted with a matching range of modern base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, space for dishwasher, fitted electric oven and four ring gas hob with stainless steel cooker hood above, extractor fan, three double glazed windows to the side, two radiators, double glazed door opening to the balcony.

**BALCONY**

A decked balcony area enclosed by railings. \*Please see agents note.

**BEDROOM 1****4.09m (13'5") x 2.89m (9'6")**

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

**EN-SUITE**

Fitted with a three-piece suite comprising pedestal wash hand basin, recessed shower cubicle with fitted shower above, low-level WC, extractor fan, shaver point, tiled flooring.

**BEDROOM 2****4.06m (13'4") x 3.87m (12'8")**

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

**BATHROOM****2.13m (7') x 1.85m (6'1")**

Fitted with a three-piece suite comprising panelled bath with separate shower above, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, shaver point, radiator, tiled flooring.

**UTILITY****1.85m (6'1") x 1.02m (3'4")**

With fitted worktop, spaces for washing machine and tumble dryer, wall mounted boiler serving the heating system and domestic hot water.

**LEASEHOLD**

The term of the lease for this property is 125 years from 2007. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £330 per annum. We have also been verbally informed by the seller, at the time of

listing the property, that their maintenance payments/service charge is approximately £1240 per annum. We're also informed there is a yearly estate charge of £120. 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.

**AGENT'S NOTE**

We're informed the property has right of use of the balcony area, but the balcony isn't legally included within the title of the property. This will be verified by the purchasers legal advisor during the conveyancing process.

