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Opening Hours

Monday - Friday
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

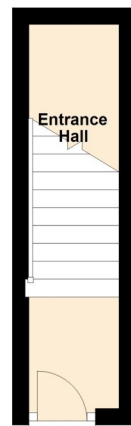
Our Property Reference:

09/J/24 5561

Floor Plans...

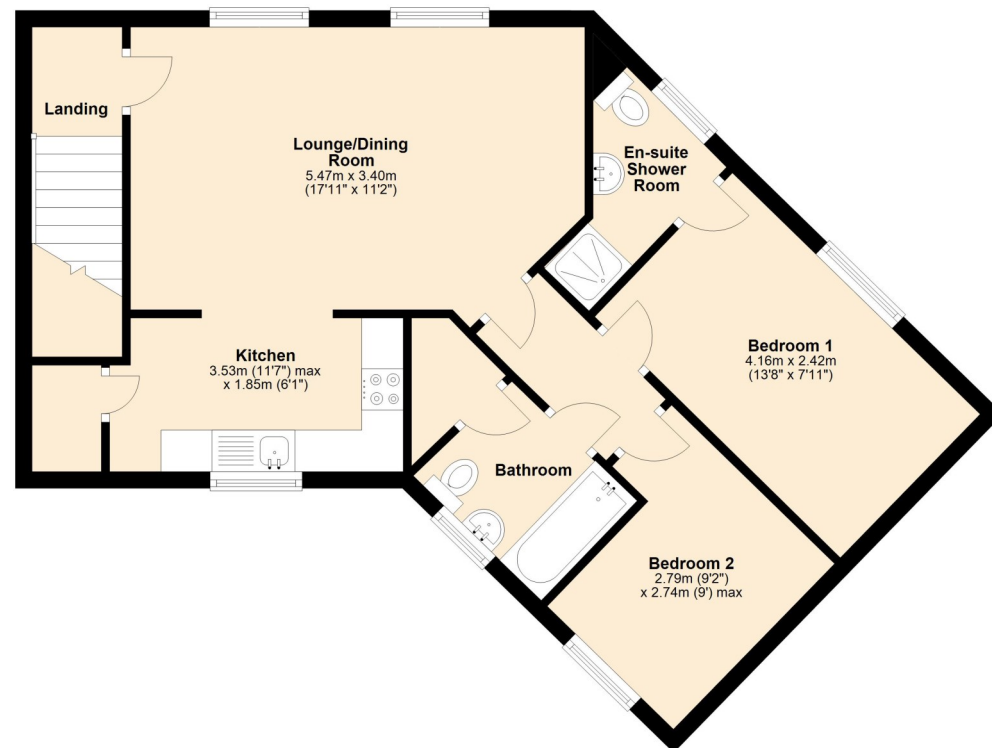
Ground Floor

Approx. 5.0 sq. metres (54.0 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.2 sq. feet)



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
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		81	81
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

PLYMOUTH
HOMES ESTATE AGENTS



Draft Details – Not Approved & Subject To Change



**51 Carrolls Way, Staddiscombe,
Plymouth, PL9 9FJ**

**TWO BEDROOMS
GARAGE
ATTRACTIVE OUTLOOK
SOUGHT AFTER LOCATION
EN SUITE SHOWER ROOM
VIEWING RECOMMENDED**

We feel you may buy this property because...

'This desirable two bedroom first floor apartment is positioned in tucked away location overlooking communal parkland to the rear.'

£180,000

www.plymouthhomes.co.uk

Number of Bedrooms

Two Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Single Garage

Outside Space

None

Council Tax Band

B

Council Tax Cost 2024/2025

Full Cost: £1,550.95

Single Person: £1,163.24

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £5,400

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

What3words Location

///acted.skills.kind

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 86Mbps

Upload Speed: 20Mbps

Introducing...

This well presented first floor flat is positioned in a favoured location overlooking communal parkland to the rear. With a private entrance leading to the front door, the accommodation comprises: entrance hall, landing, lounge/dining room, kitchen, two bedrooms, en-suite shower room and a bathroom. Externally the property benefits from a garage positioned below a nearby coach house. With gas central heating and double glazing, Plymouth Homes highly recommend this desirable modern home.

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

Entrance door opening to:

ENTRANCE HALL

Stairs to the first floor landing, radiator.

FIRST FLOOR**LANDING**

Door to:

LOUNGE/DINING ROOM**5.47m (17'11") x 3.40m (11'2")**

Two double glazed windows to the rear with an attractive outlook over communal parkland, two radiators, opening to:

KITCHEN**3.53m (11'7") max x 1.85m (6'1")**

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 washing machine and slimline dishwasher, space for fridge/freezer, electric oven with a four ring gas hob and cooker hood above, double glazed window to the front, radiator, tiled splashbacks, boiler cupboard housing the wall mounted gas combination boiler.

INNER HALL

Access to the loft, radiator, doors to:

**BEDROOM 1****4.16m (13'8") x 2.42m (7'11")**

Double glazed window to rear, radiator, door to:

EN-SUITE SHOWER ROOM

Suite comprising: tiled shower cubicle, pedestal wash hand basin, low-level WC, part tiled walls, extractor fan, frosted double glazed window to the side, radiator.

BEDROOM 2**2.79m (9'2") x 2.74m (9'0")**

Double glazed window to the front, radiator.

BATHROOM

Suite comprising a panelled bath, pedestal wash hand basin, low-level WC, part tiled walls, extractor fan, frosted double glazed window to the front, radiator, good size storage cupboard.

OUTSIDE**GARAGE**

Leasehold garage located below a nearby coach house.

DIRECTIONS

This property is positioned in a tucked away location on Carrolls Way. When entering Carrolls Way proceed towards the end of the cul de sac and then proceed under the archway adjacent to No.47. 51 Carrolls Way will then be found on the far side of the courtyard development.

**LEASE DETAILS**

The term of the lease for this property is 999 years from 2008. This information was gathered from the information held by the Land Registry. We have been advised by the seller that they do not pay any ground rent or maintenance charges. This will be verified by the purchaser's legal advisor during the conveyancing process.

We have also been advised by the seller that the property is subject to an estate charge of £344.32 per annum.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.

