

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

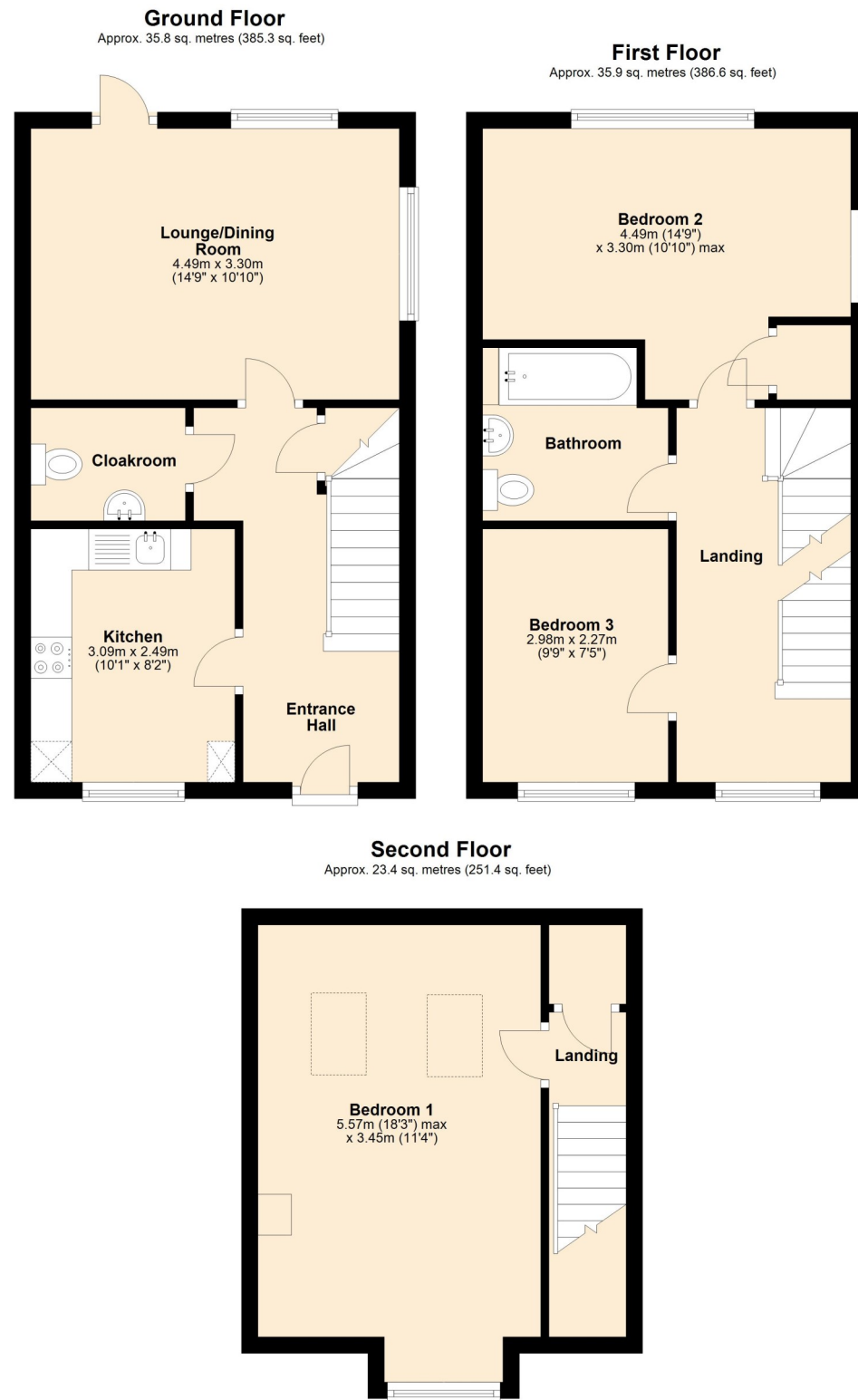
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

16/J/24 5569

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
HOMES ESTATE AGENTS



Draft Details – Not Approved & Subject To Change



THREE GOOD SIZE BEDROOMS

LEVEL REAR GARDEN

TWO PARKING SPACES

GAS CENTRAL HEATING

DOUBLE GLAZING

VIEWING RECOMMENDED

**16 Marazion Way, Pennycross,
Plymouth, PL2 3FD**

We feel you may buy this property because...

'This modern family home has three good size bedrooms and a level rear garden.'

£108,000

40% Shared Ownership

www.plymouthhomes.co.uk

Energy Efficiency Rating	
Current	Potential
80	91

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

EU Directive 2002/91/EC

WWW.EPC4U.COM

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Two Parking Spaces

Outside Space

South Facing Garden

Council Tax Band

C

Council Tax Cost 2024/2025

Full Cost: £1,968.77

Single Person: £1,476.58

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: N/A

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

What3words Location

///scouts.rents.transmitted

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

This well presented end of terrace family home is offered for sale on a shared ownership basis. The accommodation comprises: entrance hall, lounge/dining room, kitchen, cloakroom, utility cupboard, three good size bedrooms and a family bathroom. Externally, the property has a good size enclosed level rear garden and two allocated parking spaces. With double glazing and gas central heating, Plymouth Homes highly recommend this modern family home.

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

Entrance door opening to:

ENTRANCE HALL

Radiator, utility cupboard with plumbing for a washing machine, stairs to the first floor landing with an under-stairs storage alcove, door to:

LOUNGE/DINING ROOM**4.49m (14'9") x 3.30m (10'10")**

Double glazed windows to the side and rear, radiator, coved ceiling, part glazed door to the garden.

KITCHEN**3.09m (10'1") x 2.49m (8'2")**

Fitted with a matching range of modern 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/freezer, electric double oven with a four ring gas hob and cooker hood above, double glazed window to the front, boiler cupboard housing the wall mounted gas combination boiler.

CLOAKROOM

Suite comprising a pedestal wash hand basin and low-level WC, tiled splashback, radiator.

FIRST FLOOR**LANDING**

Double glazed window to the front, radiator, stairs to the second floor landing.

**BEDROOM 2****4.49m (14'9") x 3.30m (10'10") max**

Double glazed windows to the side and rear, radiator, storage cupboard.

BEDROOM 3**2.98m (9'9") x 2.27m (7'5")**

Double glazed window to the front, radiator.

BATHROOM

Suite comprising a panelled bath with shower attachment and screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, radiator.

SECOND FLOOR**LANDING**

Radiator, storage cupboard.

BEDROOM 1**5.57m (18'3") max x 3.45m (11'4")**

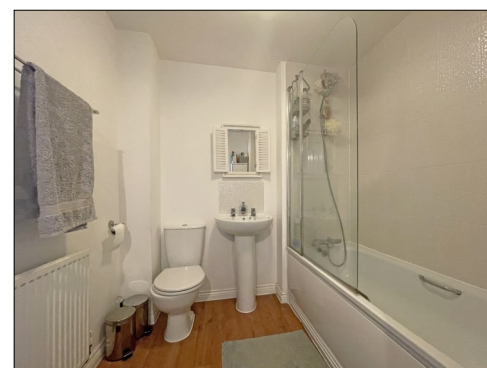
Double glazed window to the front, two skylight windows, radiator, access to the loft.

OUTSIDE**FRONT**

To the front of the property are two allocated parking spaces.

REAR**9.7m (32') x 4.6m (15')**

Good size level rear garden, enclosed by fence panelling with a rear access gate, paved patio area, outside water tap, area of artificial lawn, timber garden shed.

**AGENTS NOTE**

This property is offered for sale on a shared ownership basis, with the purchase price presenting a 40% share. The current owners have informed us that they pay £371.20 per month and this includes their ground rent, estate charge, buildings insurance and rental payment. Due to the shared ownership the house is sold on a leasehold basis with 116 years remaining.

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

