

## Contact us

### Central Plymouth Office

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Plymouth  
PL4 7AA

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PL6 5AQ

**(01752) 772846**

### 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

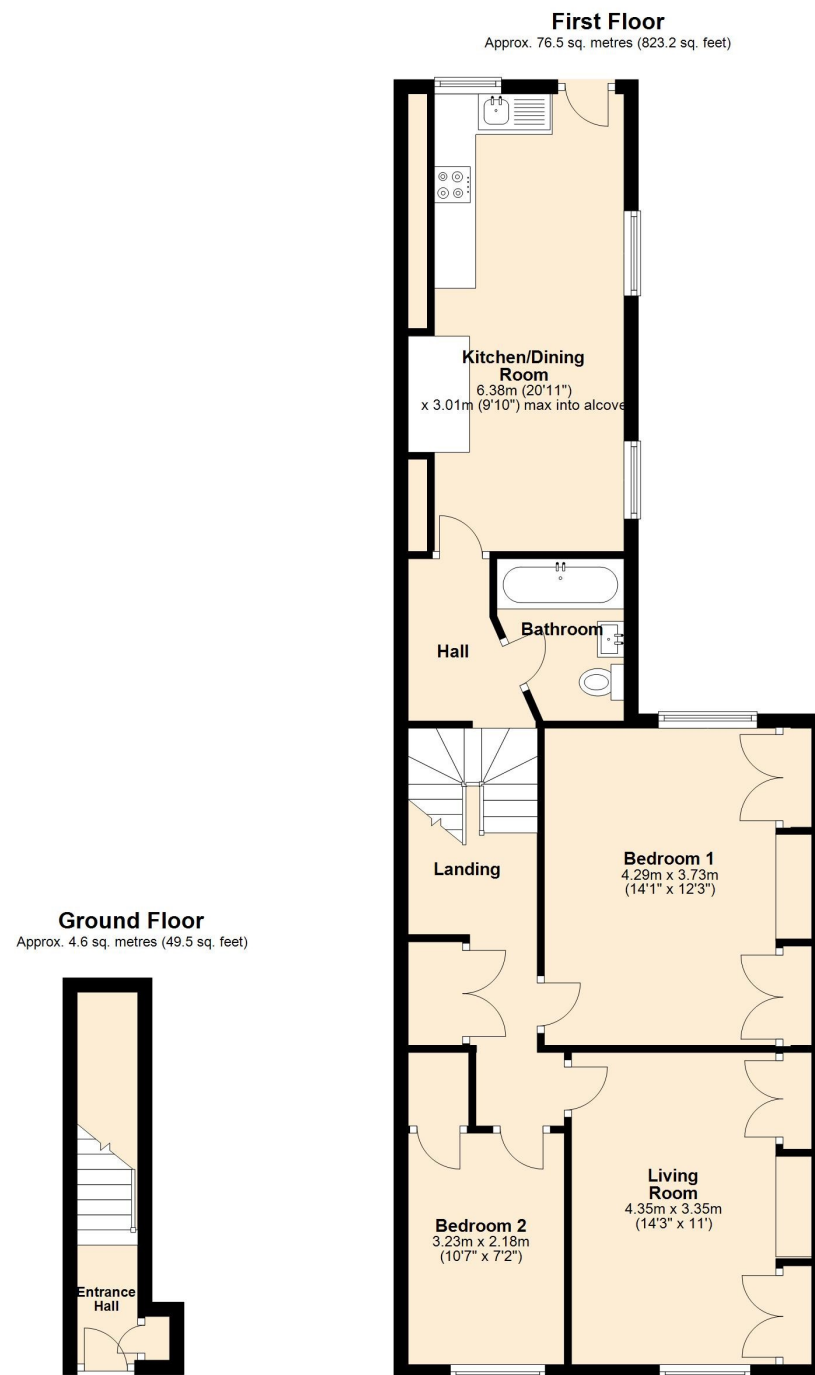
9.00am—4.00pm

(Central Plymouth Office Only)

### Our Property Reference:

09/J/24 5565

## Floor Plans...



# PLYMOUTH HOMES

ESTATE AGENTS



## Flat B, 12 Wake Street, Pennycomequick, Plymouth, PL4 6NL

**CENTRAL LOCATION**  
**WELL-PRESENTED**  
**TWO BEDROOMS**  
**SEPARATE LOUNGE**  
**KITCHEN/DINING ROOM**  
**PRIVATE GARDEN**

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

**Offers In Excess Of**  
**£150,000**

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

## 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	81

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**

Two Bedrooms

**Property Construction**

Solid Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

On Street Parking

**Outside Space**

Private Courtyard

**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: £4,500

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

**What3words Location**

///slot.bells.shark

**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...**

Located within a prime central location, this spacious, well presented first floor flat would make the ideal first-time home or investment. Internally the accommodation comprises separate lounge, large kitchen/dining room, two bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is a private courtyard area. Plymouth Homes advise an early viewing to avoid disappointment.

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

Entry is via a secure communal main entrance and hallway with private door ahead opening into the hall.

**ENTRANCE HALL**

With half height storage cupboard and stairs rising to the first-floor landing.

**FIRST FLOOR****LANDING**

With built in storage cupboard, radiator and double-glazed window to the rear.

**LIVING ROOM****4.35m (14'3") x 3.35m (11')**

With double glazed window to the front, built in storage cupboards into alcove, radiator, coving to ceiling.

**BEDROOM 1****4.29m (14'1") x 3.73m (12'3")**

A double bedroom with double glazed window to the rear, built in wardrobes into alcoves, radiator.

**BEDROOM 2****3.23m (10'7") x 2.18m (7'2")**

With double glazed window to the front, radiator.

**HALL**

With laminate flooring and recessed ceiling spotlights.

**BATHROOM**

Fitted with a three-piece suite comprising panelled bath with independent shower above, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled surround, radiator/towel rail, extractor fan, shaver point.

**KITCHEN/DINING ROOM****6.38m (20'11") x 3.01m (9'10") max into alcove**

A lovely sized reception space, fitted with a matching range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, wall mounted concealed boiler serving the heating system and domestic hot water, integrated appliances to include dishwasher, washing machine, fitted electric oven and four ring electric hob with stainless steel cooker hood above, spaces for fridge/freezer and tumble dryer, double glazed windows to the side and rear, radiator, wood effect laminate flooring, recessed ceiling spotlights, door opening to the rear of the property.

**OUTSIDE:****REAR**

From the kitchen, stairs descend to a westerly facing, private courtyard area measuring **3.46m (11'4") x 3.83m (12'7")**. A gate then opens to a shared pathway and gate accessing the rear service lane.

**LEASE DETAILS**

The term of the lease for this property is 999 years from 2017. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is peppercorn. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £40 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.

