

## Contact us

Central Plymouth Office  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA  
**(01752) 514500**

North Plymouth and  
Residential Lettings Office  
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Plymouth  
PL6 5AQ  
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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:  
23/J/24 5577

## 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



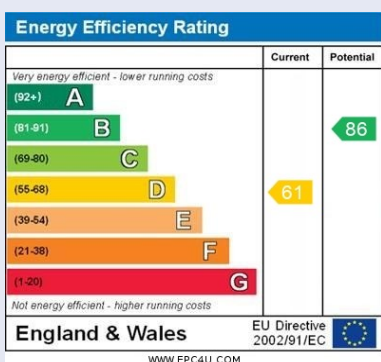
**15 Francis Street, Stonehouse,  
Plymouth, PL1 5JZ**

**TWO DOUBLE BEDROOMS  
TWO RECEPTION ROOMS  
SOUTHERLY COURTYARD  
MODERNISATION REQUIRED  
GAS CENTRAL HEATING  
DOUBLE GLAZING**

*We feel you may buy this property because...*  
'Requiring updating and modernisation, this home is positioned in a tucked away, yet central, location.'

**£125,000**

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





## Number of Bedrooms

Two Bedrooms

## Property Construction

Stone Walls

## Heating System

Gas Central Heating

## Water Meter

TBC

## Parking

On Street Parking

## Outside Space

Southerly Courtyard

## 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: £3,750

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

## What3words Location

///splash.brings.soap

## Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

## Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

## Introducing...

This end of terrace house is positioned in a tucked away location, yet in close proximity to the City Centre. The accommodation comprises: entrance hall, lounge, dining room, kitchen, two double bedrooms, bathroom and a separate wc. To the rear of the property is a south facing courtyard. Requiring updating and modernisation, Plymouth Homes recommend this investment buy.

## The Accommodation Comprises...

### GROUND FLOOR

Entrance door opening to:

#### ENTRANCE HALL

Radiator, dado rail, stairs to the first floor landing with an under-stairs storage cupboard, door to:

#### LOUNGE

**3.74m (12'3") x 3.61m (11'10")**

Double glazed window to the front, radiator.

#### DINING ROOM

**3.73m (12'3") x 3.00m (9'10")**

Double glazed window to the rear, radiator.

#### KITCHEN

**3.40m (11'2") x 2.52m (8'3") max**

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, space for fridge and freezer, gas point for cooker, double glazed window to the side, radiator, tiled splashbacks, wall mounted gas combination boiler.

### FIRST FLOOR

#### LANDING

Radiator, dado rail.

#### BEDROOM 1

**4.61m (15'2") x 3.76m (12'4")**

Double glazed window to the front, radiator.

#### BEDROOM 2

**3.71m (12'2") x 3.00m (9'10")**

Double glazed window to the rear, radiator.

#### BATHROOM

Suite comprising a panelled bath with an independent electric shower above, pedestal wash hand basin, tiled splashbacks, extractor fan, frosted double glazed window to the side, radiator.

#### WC

Frosted double glazed window to the side, low-level WC.

### OUTSIDE

#### REAR

**6.7m (22') x 4.9m (16') max**

Enclosed courtyard with side access, outside water tap.

