

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

North Plymouth and
Residential Lettings Office

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

08/K/24 5590

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




PURPOSE BUILT FLAT
DOUBLE BEDROOM
LIVING ROOM
OPEN VIEWS
COMMUNAL GARDENS
NO ONWARD CHAIN

**12 New Zealand House, Penlee Way,
Stoke, Plymouth, PL3 4AP**

We feel you may buy this property because...
'Of the secluded, central position and lovely outlook.'

£100,000

www.plymouthhomes.co.uk

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	55	56
(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
One Bedroom

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Resident’s Parking

Outside Space
Communal Gardens

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: £5,000

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
///order.pounds.deals

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, first floor flat is located within a secluded position within Stoke and enjoys extensive communal gardens and distant views towards Plymouth Sound. Internally the accommodation offers living room, kitchen, double bedroom and bathroom. Further benefits include double glazing, central heating and an external storage cupboard. Offered for sale with no onward chain Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a secure communal main entrance opening to the communal hallway, with door giving rear access and stairs rising to the first-floor landing and a private door into flat 12 and the entrance hall.

FIRST FLOOR

ENTRANCE HALL

With radiator, wood effect laminate flooring, wall mounted entry phone, built in storage cupboard.

LIVING ROOM

3.76m (12'4") x 3.56m (11'8")

A good-sized reception space with double glazed window to the front enjoying the outlook across the communal garden and distant views of Plymouth Sound, electric fire set within a feature surround, radiator, picture rail.

KITCHEN

3.66m (12') x 3.17m (10'5") max

Fitted with a matching range of base and eye level units with worktop space above, 1½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge and washing machine, fitted electric oven and four ring gas hob, double glazed window to the rear, storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 1

3.76m (12'4") x 2.74m (9')

A double bedroom with double glazed window to the front enjoying the outlook and the views, built in wardrobes, radiator, picture rail.



BATHROOM

2.04m (6'8") x 1.71m (5'7")

Fitted with a three-piece white suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled surround, wall mounted mirror, obscure double-glazed window to the rear.

OUTSIDE

The development enjoys extensive, communal outside space mostly laid to lawn with maintained borders. From the rear entrance access is given to a private storage shed, communal bin store and washing lines. There are also parking spaces to the rear of the building available on a non-allocated basis.

LEASEHOLD

The term of the lease for this property is 125 years from 1990. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £10 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately TBC per TBC. 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.

Floor Plans...

