

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

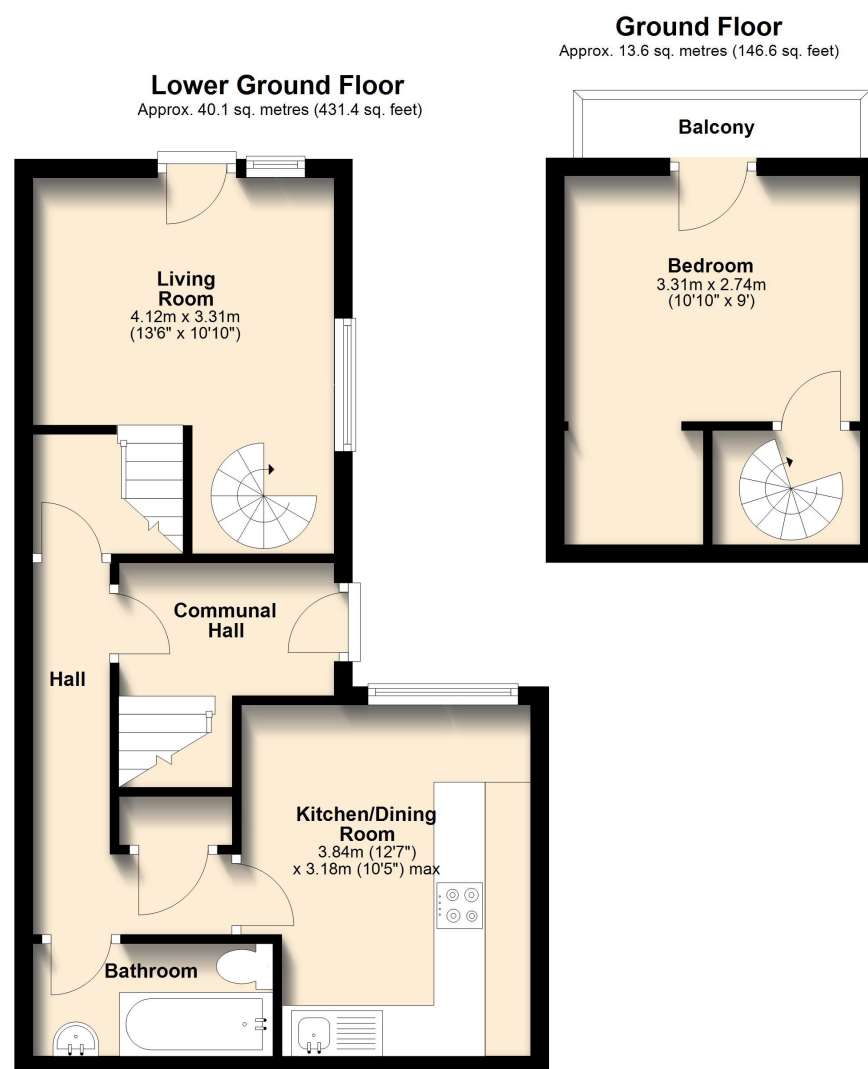
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

11/A/25 5617

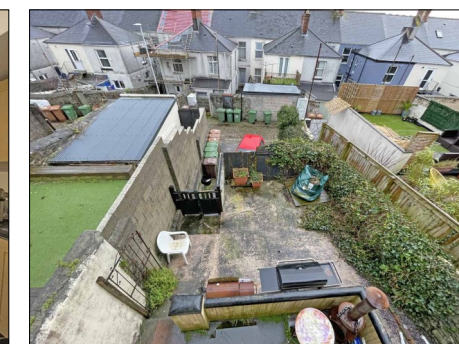
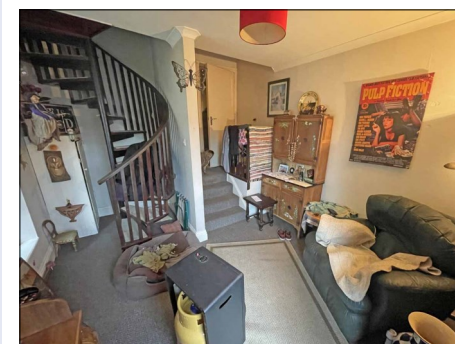
Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**94C Salisbury Road, St Judes,
Plymouth, PL4 8TB**

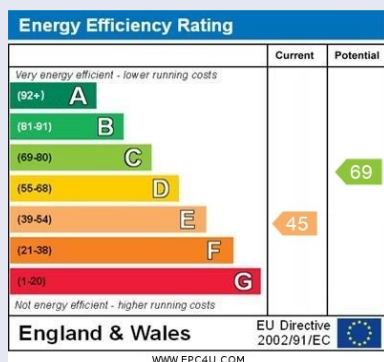
**INVESTMENT PROPERTY
TENANT IN SITU
CENTRAL LOCATION
TWO STOREY MAISONETTE
TWO RECEPTIONS
DOUBLE BEDROOM**

*We feel you may buy this property because...
'Of the popular central location.'*

£110,000

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.



www.plymouthhomes.co.uk

Number of Bedrooms
One Bedroom

Property Construction
Solid Stone Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Please Read Description

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: £5,500

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

What3words Location
///ants.noise.dawn

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Very Low Risk

Maximum Broadband Available
Download Speed: 330Mbps
Upload Speed: 50Mbps

Introducing...

Investment property - This unique, two storey maisonette is being sold with a tenant in situ and the opportunity to include the buildings freehold, subject to negotiations. The accommodation comprises living room, kitchen/dining room, double bedroom, bathroom, balcony and private courtyard area. Plymouth Homes would advise an early viewing.

The Accommodation Comprises...

ENTRANCE

Entry is via a communal main entrance with stairs descending to the lower ground floor communal hall.

LOWER GROUND FLOOR

COMMUNAL HALL

With communal door opening to the rear of the building and private door into the hall of flat 94c.

HALL

With radiator, built in storage cupboard, doors into the living room, kitchen/dining room and bathroom.

LIVING ROOM

4.12m (13'6") x 3.31m (10'10")

With double glazed windows to the side and rear, radiator, spiral staircase to the landing and bedroom, cupboard housing the boiler serving the heating system and domestic hot water, uPVC glazed door opening to the rear.

BATHROOM

2.63m (8'8") x 1.23m (4')

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, splashbacks, extractor fan, shaver point.

KITCHEN/DINING ROOM

3.84m (12'7") x 3.18m (10'5") max

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer and washing machine, fitted electric oven and four ring electric hob with cooker hood above, space for dining table and chairs, double glazed window to the rear.



FIRST FLOOR

LANDING

Door to the bedroom.

BEDROOM

3.31m (10'10") x 2.72m (8'11")

A double bedroom with radiator, storage recess and uPVC half glazed door opening to the balcony.

BALCONY

3.09m (10'1") x 0.74m (2'5")

An enclosed, timber balcony.

OUTSIDE:

FRONT

The front of the property is approached via a communal main entrance and hallway.

REAR

The living room opens to a private, paved seating area measuring 1.75m (5'9") x 3.93m (12'9") enclosed by wall with a gate for access.

LEASEHOLD

The term of the lease for this property is 999 years from 1987. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £50 per annum. We have also been verbally informed by the seller, at the time of listing the property, that any maintenance is equally split between the three properties. 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.

AGENT'S NOTE

We're informed the current rental income of the flat is £480PCM. Subject to negotiations, the vendor would be prepared to include the freehold for the building with the sale of 94c which includes the remaining courtyard and parking area.