

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:

21/B/25 5657

Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**17 Vaagso Close, Devonport,
Plymouth, PL1 4DD**

THREE BEDROOMS
SPACIOUS ACCOMMODATION
CENTRAL LOCATION
ALLOCATED PARKING SPACE
COMMUNAL GARDENS
LOUNGE/DINING ROOM

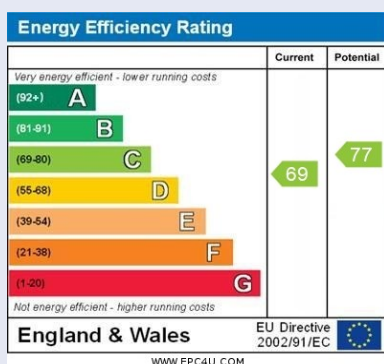
We feel you may buy this property because...

‘Of the spacious accommodation and central location on offer.’

£130,000

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.



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Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking Space

Outside Space
Communal Garden

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: £100
Second Home or Investment Property: £6,500

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

What3words Location
///sharp.sends.liver

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

Maximum Broadband Available
Download Speed: 1800Mbps
Upload Speed: 220Mbps

Introducing...

This second-floor maisonette is situated in a central location and offers spacious living accommodation over two floors. Internally, the property offers lounge/dining room, kitchen, three bedrooms, bathroom and separate WC. Further benefits include double glazing, central heating and an allocated parking space. There are also communal gardens which are a lovely feature. Plymouth Homes would strongly recommend an internal inspection of this property which will make an ideal first-time purchase or investment opportunity.

The Accommodation Comprises...

ENTRANCE

Entry is via a communal stairwell, rising to the second floor and a private door providing access to the property.

SECOND FLOOR

ENTRANCE HALL

Part glazed entrance door into the entrance hall, with opaque double-glazed window to the front, built in storage cupboard, radiator, stairs rising to the first floor landing, doors to the kitchen and living room/dining room.

KITCHEN

2.54m (8'4") x 2.31m (7'7")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge, freezer and cooker, double glazed window to front, coving to ceiling, storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

LOUNGE/DINING ROOM

4.52m (14'10") x 3.74m (12'3")

A spacious reception room with double glazed window to the rear, built in storage cupboard, radiator.

THIRD FLOOR

LANDING

With build in storage cupboard, double glazed window to the side, doors to all rooms.



BEDROOM 1

4.54m (14'11") x 2.48m (8'2")

A double bedroom with double glazed window to the front, built in wardrobe and storage cupboard, radiator.

BEDROOM 2

4.07m (13'4") x 2.44m (8')

A second double bedroom with double glazed window to the rear, built in storage cupboard, radiator.

BEDROOM 3

3.12m (10'3") x 2.00m (6'7")

A good-sized single bedroom with double glazed window to the rear, built in storage cupboard, radiator, coving to ceiling.

BATHROOM

Fitted with a two-piece suite comprising panelled bath with shower above and screen, vanity wash hand basin with storage underneath, radiator.

WC

Fitted with a low-level WC.

OUTSIDE

The property has access to a communal garden located to the rear of the building.

PARKING

We have been advised that the property has access to a numbered parking space 17V, located to the front of the building.

LEASE DETAILS

The term of the lease for this property is 999 years from 1989. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the freehold is shared. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £1,034 per year. 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.

