

Contact us

Central Plymouth Office

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Plymouth

PL4 7AA

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PL6 5AQ

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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:

02/D/25 5689

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



292 Austin Crescent, Eggbuckland, Plymouth, PL6 5WP

TWO BEDROOMS
GROUND FLOOR
ALLOCATED PARKING
COMMUNAL GARDENS
OPEN OUTLOOK
SOUGHT AFTER LOCATION

We feel you may buy this property because...

'This purpose built flat is positioned on the ground floor and benefits from an open aspect and allocated parking.'

£145,000

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	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	75	78
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking Space

Outside Space
Communal Gardens

Council Tax Band
A

Council Tax Cost 2025/2026
Full Cost: £1,550.28
Single Person: £1,162.71

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £400
Second Home or Investment
Property: £7,650

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

What3words Location
///foil.quiz.blues

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

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 1000Mbps

Introducing...

This ground floor, purpose built flat is positioned at the head of a cul de sac and has open views to the side and rear. The accommodation comprises: communal entrance hall, hallway, lounge/dining room, two bedrooms and a bathroom. Externally the property has lawned communal gardens with a clothes drying area and an allocated parking space. With double glazing and gas central heating, Plymouth Homes highly recommend this desirable home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE HALL

Dado rail, intercom, coved ceiling.

LOUNGE/DINING ROOM

4.93m (16'2") x 3.60m (11'10") max

Double glazed windows to the side and rear, radiator, coved ceiling, opening to:

KITCHEN

2.78m (9'1") x 2.23m (7'4")

Fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated fridge/freezer and dishwasher, integrated washer/dryer, space for oven, four ring gas hob with a cooker hood above, double glazed window to the front, coved ceiling, tiled splashbacks, wall mounted gas boiler.

BEDROOM 1

3.69m (12'1") x 3.01m (9'11")

Double glazed window to the rear, radiator, coved ceiling.

BEDROOM 2

2.78m (9'1") x 2.30m (7'6")

Double glazed window to the front, radiator, coved ceiling.

BATHROOM

Suite comprising panelled bath with a shower attachment and screen, pedestal wash hand basin, low-level WC, tiled walls, extractor fan, frosted double glazed window to the front, radiator, ceramic tiled floor, coved ceiling, recessed spotlights, shelved linen cupboard.



OUTSIDE

This property is positioned in communal lawned gardens, with a separate clothes drying area.

PARKING

Allocated parking space adjacent to the main entrance (space No. 2).

LEASE DETAILS

The term of the lease for this property is 999 years from 2005. 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 £1,200 per annum. 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...

