

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:

02/D/25 5687

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

Draft Details – Not Approved & Subject To Change



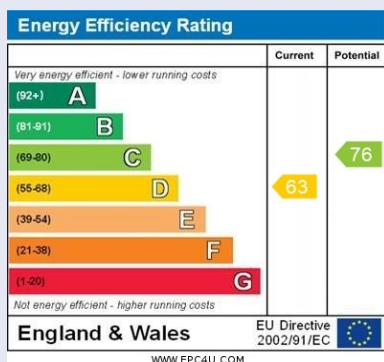
Flat 4, 10 Pentillie Road, Mutley,
Plymouth, PL4 6QL

INVESTMENT ONLY
CENTRALLY LOCATED
TENANTS IN SITU
ONE BEDROOM
LIVING ROOM
ALLOCATED PARKING

We feel you may buy this property because...
'Of the perfect central location and ideal investment opportunity.'

£92,000

www.plymouthhomes.co.uk



Number of Bedrooms
One Bedroom

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking

Outside Space
None

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: Nil
Second Home or Investment Property: £4,600

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

What3words Location
///soup.farmer.backup

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

Maximum Broadband Available
Download Speed: 1800Mbps
Upload Speed: 1000Mbps

Introducing...

Investors only – This first-floor flat is located within a prime central location and is sold with a tenant in situ. The accommodation offers good sized living room, kitchen, large double bedroom and bathroom. further benefits include double glazing, central heating and externally there is an allocated parking space located to the rear. Plymouth Homes advise an early viewing without delay.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a secure, communal main entrance with stairs rising to the first-floor landing with private door to the right into flat 4 and communal door and stairs to the rear of the building, descending to the parking area.

FIRST FLOOR

HALL

With wall mounted entry phone.

LIVING ROOM

5.40m (17'8") x 3.81m (12'6")

A good-sized reception space with double glazed bay and side windows to the front, radiator, picture rail.

KITCHEN

2.66m (8'9") x 1.76m (5'9")

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, serving hatch to the living room, spaces for fridge/freezer, washing machine and cooker, extractor fan.

BEDROOM

4.08m (13'5") x 3.72m (12'3")

A good-sized double bedroom with double glazed window to the rear, radiator, picture rail, coving to ceiling, door and steps into the bathroom.

BATHROOM

2.39m (7'10") x 1.80m (5'11")

With a three piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, obscure double glazed window to the rear, cupboard housing the wall mounted boiler serving the heating system and domestic hot water, radiator.



OUTSIDE

REAR

To the rear of the property is an allocated parking space open to the rear service lane.

LEASEHOLD

The term of the lease for this property is 999 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 £50 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £140 per calendar month. 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.

