

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:
16/D/25 5697

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



30 Well Gardens, Stonehouse, Plymouth, PL1 5BB

We feel you may buy this property because...
'Because of its close proximity to the city centre.'

**Offers In Excess of
£110,000**

**COMMUNAL GARDEN
ALLOCATED PARKING
CLOSE TO CITY CENTRE
ONE DOUBLE BEDROOM
FIRST FLOOR APARTMENT
SPACIOUS LIVING/DINING
ROOM**

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			
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

Number of Bedrooms
One Double Bedroom

Property Construction
Cavity Brick Wall

Heating System
Gas Central Heating

Water Meter
TBC

Parking
Allocated Parking

Outside Space
Communal Garden

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: £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
///making.beyond.dive

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

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

Introducing...

Plymouth Homes are delighted to present to the market this well presented, first floor apartment which is ideally situated within close proximity to the City Centre, Plymouth University and also the train station. The accommodation comprises entrance hall, a good size double bedroom with fitted wardrobes, bathroom, kitchen and lounge/dining room. Externally the property benefits from access to a communal garden area aswell as an allocated parking space within the communal car park.

The Accommodation Comprises...

GROUND FLOOR

Entry is via a secure communal main entrance and hallway with stairs rising to the first-floor landing and private door into flat 30.

FIRST FLOOR

ENTRANCE HALL

With radiator, wall mounted entry phone, useful built in storage cupboard housing the wall mounted gas combination boiler serving the heating system and domestic hot water.

BATHROOM

2.10m (6’11”) x 1.56m (5’2”)

Fitted with a three-piece suite comprising panelled bath with separate shower above, shower screen, low-level WC, tiled splashbacks, wash hand basin, frosted double glazed window to the rear, radiator.

KITCHEN

3.36m (11') x 1.81m (5'11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with drainer, plumbing for washing machine, space for cooker, double glazed window to the rear, coving to ceiling.

LOUNGE/DINING ROOM

5.18m (17') x 3.36m (11')

A lovely sized reception room with coving to ceiling, double glazed window to the front, radiator.

BEDROOM

4.38m (14'4") x 3.08m (10'1")

A good sized double bedroom with double glazed window the front, coving to ceiling, fitted wardrobes.



OUTSIDE

The property benefits from an allocated parking space located at the front of the building. To the rear of the block there is a communal garden.

LEASE DETAILS

The term of the lease for this property is 125 years from 2012. 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 £670 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...

