

## Contact us

**Central Plymouth Office**  
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Plymouth  
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## Email Us

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

**Saturday**

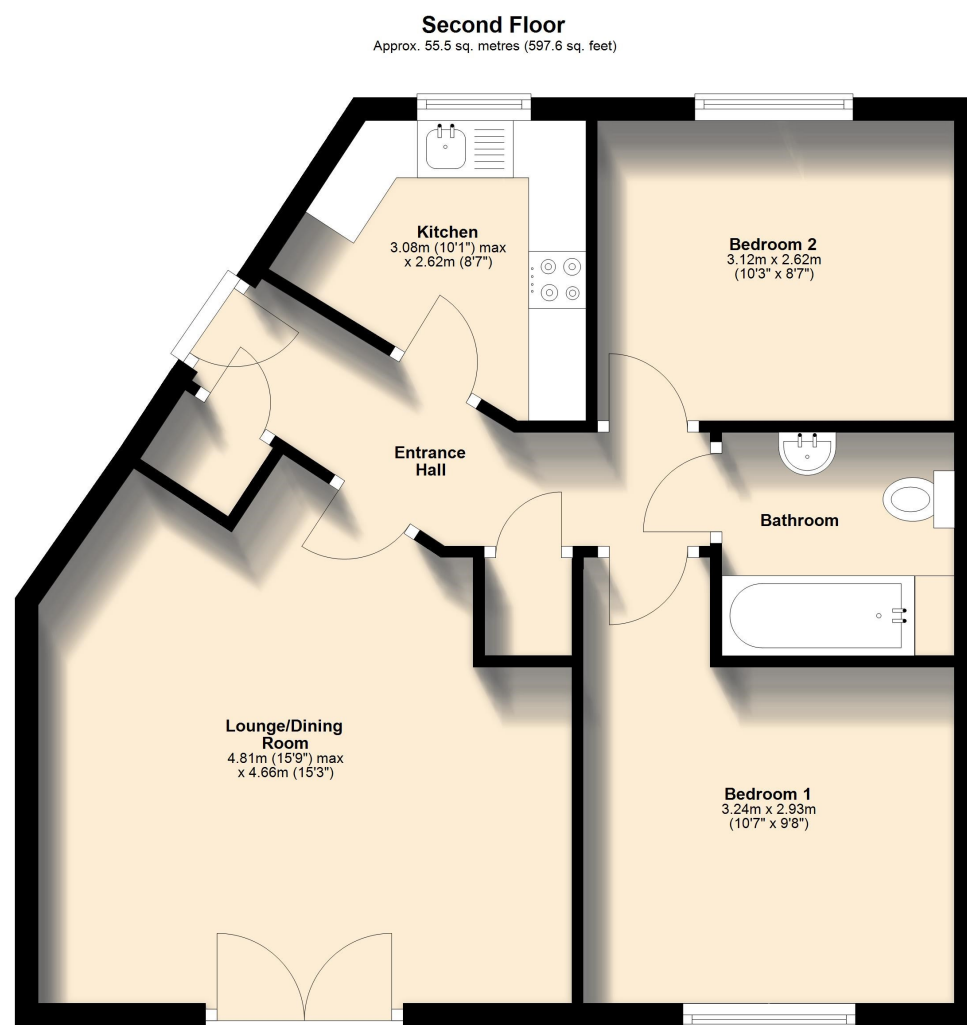
**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

**17/D/25 5699**

## Floor Plan...



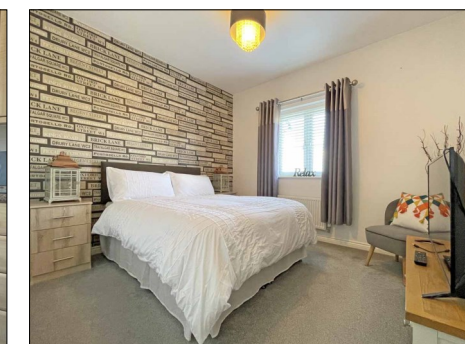
## Further Information...

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



**TWO DOUBLE BEDROOMS**  
**PURPOSE BUILT FLAT**  
**TOP (SECOND) FLOOR**  
**MODERN KITCHEN &**  
**BATHROOM**  
**ALLOCATED PARKING**  
**VIEWING RECOMMENDED**

**10 Samuel Bassett Avenue, Southway,  
Plymouth, PL6 6FL**

*We feel you may buy this property because...*  
'This beautifully presented apartment offers well proportioned accommodation and an allocated parking space'

**£140,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)



**Number of Bedrooms**  
Two Double 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**  
B

**Council Tax Cost 2025/2026**  
Full Cost: £1,808.67  
Single Person: £1,356.50

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £300  
Second Home or Investment Property: £7,300

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

**What3words Location**  
///fortunate.helps.thanks

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

**Maximum Broadband Available**  
Download Speed: 1000Mbps  
Upload Speed: 100Mbps

*Introducing...*

This immaculately presented second floor (top floor) purpose built apartment offers spacious accommodation comprising: communal entrance hall, hallway, lounge/dining room, kitchen, two double bedrooms and a modern bathroom. Externally, the property has an allocated parking space. Offered for sale with gas central heating and double glazing, Plymouth Homes highly recommend this desirable modern home.

*The Accommodation Comprises...*

Communal entrance door opening to communal hallway with stairs rising to the second floor.

**SECOND FLOOR**

**ENTRANCE HALL**  
Radiator, Intercom link to communal front door, storage cupboard, further linen cupboard with shelving.

**LOUNGE/DINING ROOM**  
**4.81m (15'9") max x 4.66m (15'3")**  
Two radiators, double glazed double doors opening to the front with a glass duchess balcony.

**KITCHEN**  
**3.08m (10'1") max x 2.62m (8'7")**  
Fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, electric oven with a four ring gas hob and cooker hood above, double glazed window to the rear, radiator, ceramic tiled floor, tiled splashbacks.

**BEDROOM 1**  
**3.24m (10'7") x 2.93m (9'8")**  
Double glazed window to the front, radiator.

**BEDROOM 2**  
**3.12m (10'3") x 2.62m (8'7")**  
Double glazed window to the rear, radiator.



**BATHROOM**  
Modern bathroom with a suite comprising a bath with thermostatic shower and screen above, ceramic tiled floor, pedestal wash hand basin, low-level WC, extractor fan.

**OUTSIDE**

**PARKING**  
This property benefits from an allocated parking space in the well tended area to the rear of the property (space 10).

**LEASE DETAILS**  
  
The term of the lease for this property is 125 years from 2010. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £250 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £2,234.34 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.

