

## Contact us

**Central Plymouth Office**  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA

**(01752) 514500**

**North Plymouth and  
Residential Lettings Office**

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PL6 5AQ

**(01752) 772846**

## 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**

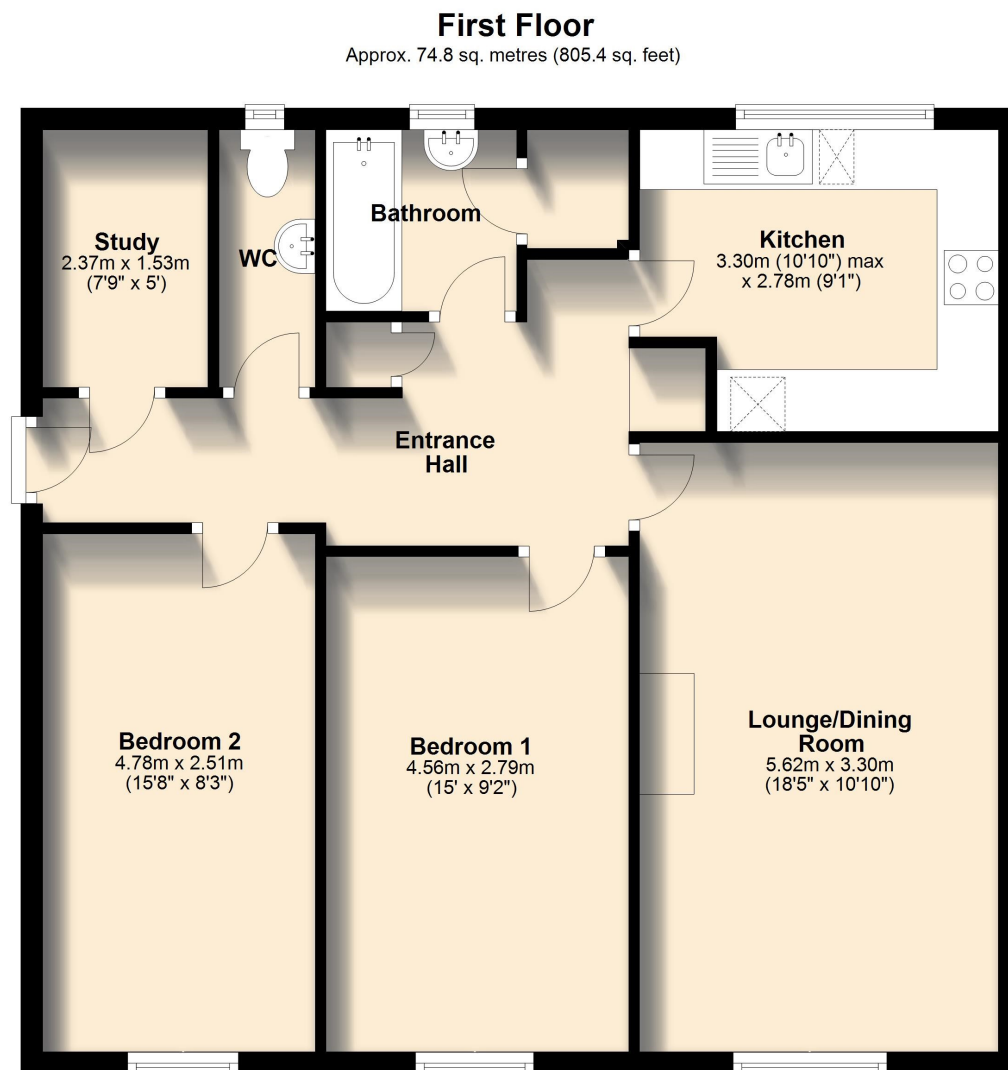
**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

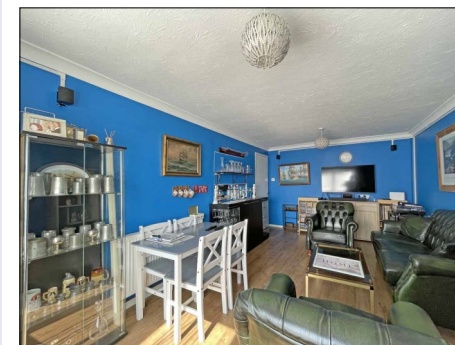
**16/E/25 5716**

## Floor Plans...



**PLYMOUTH**  
**HOMES** ESTATE AGENTS

**Draft Details – Not Approved & Subject To Change**



**FIRST FLOOR FLAT**  
**TWO DOUBLE BEDROOMS**  
**LIVING ROOM**  
**DOUBLE GLAZING**  
**CENTRAL HEATING**  
**COMMUNAL GARDENS**

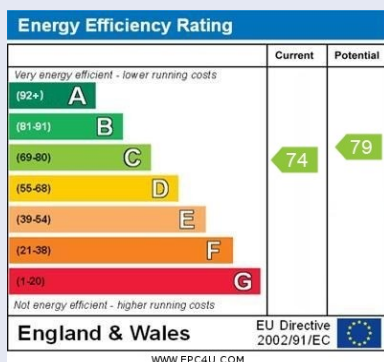
**43 Morice Street, Devonport,  
Plymouth, PL1 4NG**

*We feel you may buy this property because...*  
'Of the spacious accommodation on offer.'

**£125,000**

## 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.



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



**Number of Bedrooms**  
Two Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
On Street Parking

**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: Nil  
Second Home or Investment  
Property: £6,250

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

*Introducing...*

This spacious, first floor flat enjoys partial views towards the river Tamar. Internally the accommodation boasts two large double bedrooms, living room, kitchen, bathroom, separate wc and a useful storage area which could equally make the ideal home office/study. Further benefits include double glazing, central heating and externally there are communal gardens and on street parking. Plymouth Homes advise an early viewing of this ideal first time or investment property.

*The Accommodation Comprises...*

**GROUND FLOOR**

**ENTRANCE**

Entry is via a secure communal entrance opening into the communal hallway with stairs rising to the first floor into an inner hallway with private door into flat 43. The ground floor communal hallway also has secure access to the on street parking area at the rear.

**FIRST FLOOR**

**ENTRANCE HALL**

With radiator, wall mounted entry phone, built in storage cupboard, laminate flooring.

**LOUNGE/DINING ROOM**  
**5.62m (18'5") x 3.30m (10'10")**

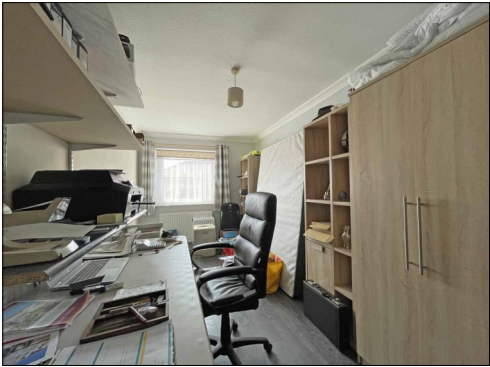
With double glazed window to the front enjoying distant views towards the river Tamar, radiator, laminate flooring, coving to ceiling.

**KITCHEN**  
**3.30m (10'10") max x 2.78m (9'1")**

Fitted with a range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, space for washing machine and dishwasher, integrated appliances to include fridge, freezer, slimline dishwasher, electric oven and four ring gas hob, double glazed window to the rear, radiator.

**BEDROOM 1**  
**4.56m (15') x 2.79m (9'2")**

A good-sized double bedroom with double glazed window to the front with distant views towards the river Tamar, radiator, laminate flooring.



**BEDROOM 2**  
**4.78m (15'8") x 2.51m (8'3")**  
A second double bedroom with double glazed window to the front with distant views towards the river Tamar, radiator, laminate flooring, coving to ceiling.

**STUDY/STORAGE**  
**2.37m (7'9") x 1.53m (5')**  
A versatile room that could make an ideal home office/study or storage space.

**BATHROOM**  
Fitted with a two-piece suite comprising panelled bath, pedestal wash hand basin, tiled splashbacks, obscure double-glazed window to the rear, radiator, laminate flooring, coving to ceiling.

**WC**  
With obscure double-glazed window to the rear and fitted with vanity wash hand basin with cupboard storage below, low-level WC, laminate flooring, coving to ceiling.

**OUTSIDE**  
To the front of the building are communal lawned gardens with drying areas. To the rear of the building is an on-street parking area available on a non-allocated basis.



**LEASEHOLD**  
The term of the lease for this property is 125 years from 1988. 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/service charge payments are approximately £1,418.11 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.