

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:

27/H/25 5777

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?

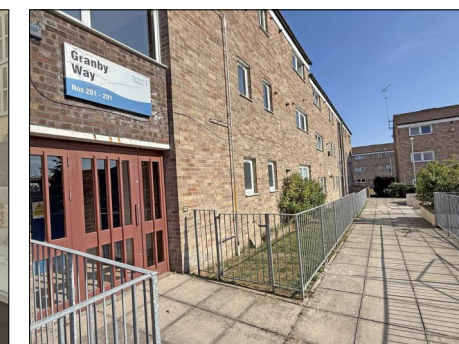
We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

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



GROUND FLOOR FLAT
SPACIOUS ACCOMMODATION
TWO DOUBLE BEDROOMS
LARGE LIVING ROOM
MODERN KITCHEN
CENTRAL HEATING
NO ONWARD CHAIN

**281 Granby Way, Devonport,
Plymouth, PL1 4ND**

We feel you may buy this property because...
'Of the size and potential on offer.'

£100,000

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			
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
TBC

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
Home or Investment
Property: £5,000

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

Introducing...

This spacious, ground floor flat requires a degree of modernisation and would make the perfect first-time home. Internally the accommodation offers: spacious entrance hall, large living room, two good sized double bedrooms, a modern fitted kitchen, bathroom, separate wc and a useful walk in storage cupboard with lighting. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate the size and potential on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a secure communal main entrance and hallway with door to an inner corridor where a secure communal door gives rear access to the building and a private door opens into flat 281 and the entrance hall.

ENTRANCE HALL

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

LIVING ROOM

5.61m (18'5") x 3.28m (10'9")

A spacious reception room with double glazed window to the front, radiator, coving to ceiling with ceiling rose.

KITCHEN

3.28m (10'9") max x 2.67m (8'9")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, splashbacks, spaces for fridge/freezer and washing machine, fitted eye level electric oven and four ring electric hob with stainless steel cooker hood above, double glazed window to the rear, wood effect laminate flooring, obsolete floor mounted warm air boiler.

BEDROOM 1

4.60m (15'1") x 2.79m (9'2")

A good-sized double bedroom with double glazed window to the front, radiator.

BEDROOM 2

4.78m (15'8") x 2.39m (7'10")

A second double bedroom with double glazed window to the front, radiator.

BATHROOM

1.78m (5'10") x 1.63m (5'4")

Fitted with a two-piece suite comprising panelled bath with shower attachment off the mixer tap, vanity wash hand basin with cupboard storage below, tiled splashbacks, obscure double-glazed window to the rear, sliding door opening into a built in airing cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

WC

With obscure double-glazed window to the rear and fitted with a low-level WC.

WALK IN STORAGE

2.31m (7'7") x 1.50m (4'11")

A useful space with light and also housing the domestic meters, ideal for storage or possible use as a home office/workspace.

OUTSIDE:

There are communal garden areas and residents drying space to the rear of the building.

LEASEHOLD

The term of the lease for this property is 125 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 £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 £1,179.89 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.

Floor Plans...

