

Contact us

Central Plymouth Office
22 Mannam 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:
23/A/26 5862

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.

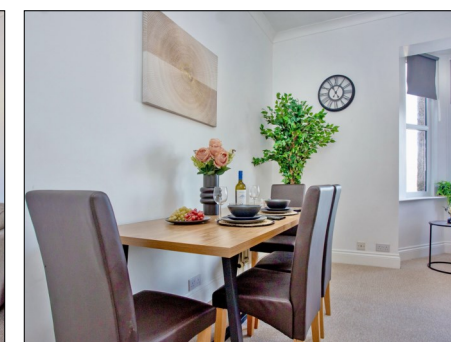
Further Information...

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

Draft Details – Not Approved & Subject To Change



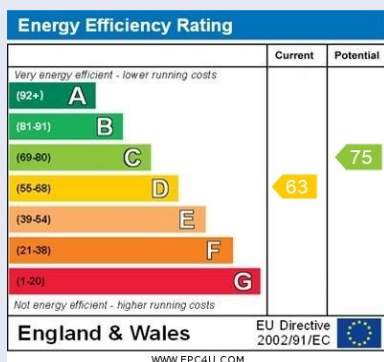
TOP FLOOR FLAT
ONE BEDROOM
CLOSE TO DOCKYARD
SPACIOUS LOUNGE/DINING
ROOM
COURTYARD GARDEN
NO ONWARD CHAIN

First Floor Flat, 304 Saltash Road,
Keyham, Plymouth, PL2 2DG

We feel you may buy this property because...
'Of the accommodation on offer and it's proximity to the Dockyard.

£120,000

www.plymouthhomes.co.uk



Number of Bedrooms
One Bedroom

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street Parking

Outside Space
Private Courtyard 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
Home or Investment
Property: £6,000

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

Title Plan Guideline



Introducing...

Plymouth Homes are delighted to present to the market this most charming and well presented top floor apartment which is situated within close proximity to the Dockyard. The property benefits from a private entrance and in brief comprises entrance hall with stairs rising to the first floor landing, lounge/dining room, bedroom, bathroom and kitchen. Further benefits include double glazing and gas central heating. Importantly, the property benefits from an enclosed courtyard. Plymouth Homes would strongly recommend an internal inspection to appreciate the accommodation and location on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is from the front of the building via steps and pathway with steps leading to the private main entrance door to TFF opening into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to first floor landing.

FIRST FLOOR

LANDING

With access to the loft space, doors to all rooms, storage cupboard.

LOUNGE/DINING ROOM

4.92m (16'2") x 4.52m (14'10")

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

BEDROOM

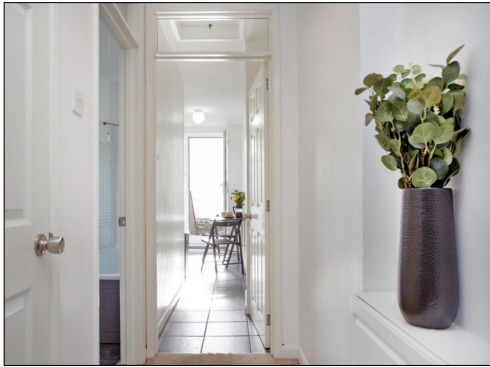
4.28m (14'1") x 3.12m (10'3")

A good sized double bedroom with double glazed window to the rear, radiator, coving to ceiling.

BATHROOM

3.02m (9'11") x 1.7m (5'7")

Fitted with a three piece suite comprising panelled bath with shower above, low-level WC, pedestal wash hand basin, obscure double glazed windows to the side, tiled splashbacks, radiator.



KITCHEN

4.11m (13'6") x 2.90m (9'6")

Fitted with a range of base units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer, space for cooker with hood over, plumbing for washing machine, double glazed window to the rear, uPVC double glazed door opening to stair case providing access to the courtyard.

OUTSIDE:

The property benefits from access to a private courtyard garden with side gate providing access and measuring approximately 5.18m (23'11") x 6.09m (20'4").

LEASEHOLD

The term of the lease for this property is 999 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 peppercorn and the property benefits from a share of the freehold. We have also been verbally informed by the seller, at the time of listing the property, that any maintenance payments are shared between the two properties. 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.

