

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:
08/F/26 5984

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



TWO DOUBLE BEDROOMS
OPEN PLAN LOUNGE/DINER/
KITCHEN
GAS CENTRAL HEATING
DOUBLE GLAZING
ALLOCATED PARKING
COMMUNAL GARDENS
SOUGHT AFTER LOCATION

**45 Marazion Way, Pennycross,
Plymouth, PL2 3FD**

We feel you may buy this property because...
'This desirable ground floor apartment offers spacious accommodation and is positioned in a sought after modern development'.

£160,000

www.plymouthhomes.co.uk

| Energy Efficiency Rating | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) 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 | | |
| | 83 | 83 |

EU Directive 2002/91/EC
England, Scotland & Wales

Number of Bedrooms

Two Bedrooms

Property Construction

Traditional Construction

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Allocated Parking Space

Outside Space

Communal Gardens

Council Tax Band

A

Council Tax Cost 2026/2027

Full Cost: £1,627.90

Single Person: £1,220.93

Stamp Duty Liability

First Time Buyer: Nil

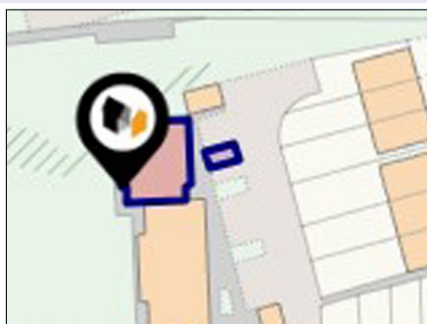
Main Residence: £700

Home or Investment

Property: £8,700

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...

This well presented ground floor apartment is positioned in a favoured 'tucked away' location on a popular modern development. The accommodation comprises a communal entrance hall, hallway, open plan lounge/dining room/kitchen, two double bedrooms and a good size bathroom. Externally, the property is positioned in attractive communal gardens and benefits from an allocated parking space. Offered for sale with gas central heating and double glazing, Plymouth Homes highly recommend this desirable apartment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE HALL

Good size hallway with a large storage cupboard.

LOUNGE / DINER / KITCHEN

7.88m (25'10") x 3.84m (12'7")

LOUNGE/DINING AREA

Twin opening doors to the communal garden, double glazed windows, two radiators.

KITCHEN AREA

Fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven with a four ring gas hob and cooker hood above, double glazed window.

BEDROOM 1

3.76m (12'4") max x 3.60m (11'10")

Double glazed window to the rear, radiator.

BEDROOM 2

2.92m (9'7") x 2.61m (8'7")

Double glazed window to the rear, radiator.

BATHROOM

Modern suite comprising a panelled bath with shower attachment and screen above, pedestal wash hand basin, low-level WC, heated towel rail, frosted double glazed window to the rear.

OUTSIDE

COMMUNAL GARDENS

45 Marazion Way is positioned in communal gardens and there is a children play area nearby.



PARKING

This property benefits from an allocated parking space.

LEASE DETAILS

The term of the lease for this property is 125 years from 2017. 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 £1,596 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.

