

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:
17/F/26 5993

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



**97 Aylesbury Crescent, Whiteleigh,
Plymouth, PL5 4HX**

**TWO DOUBLE BEDROOMS
GAS CENTRAL HEATING
FREEHOLD PROPERTY
PRIVATE GARDENS
BACKING ONTO FIELDS
NO ONWARD CHAIN
VIEWING RECOMMENDED**

We feel you may buy this property because...
'This good size 1st floor freehold flat has private front and rear gardens and is offered for sale with no onward chain'.

£120,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

Number of Bedrooms

Two Double Bedrooms

Property Construction

Laing Easiform Construction

Heating System

Gas Central Heating

Water Meter

TBC

Parking

On Street Parking

Outside Space

Private Front and Rear 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: Nil

Second 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.

Introducing...

This good size 1st floor flat is positioned in an enviable position, overlooking open fields to the rear. The accommodation comprises: entrance hallway, landing, large lounge, kitchen, two double bedrooms, bathroom, separate WC and a boiler room. Externally, the property benefits from private gardens to the front and rear. Offered for sale with no onward chain, Plymouth Homes highly recommend this ideal first time or investment buy.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE HALL

Stairs rising to the first floor landing.

FIRST FLOOR

LANDING

Double glazed window to the side, radiator, access to the loft, meter cupboard, linen cupboard.

LOUNGE

5.32m (17'6") x 3.58m (11'9")

Two double glazed windows to the front, coal effect electric fire set in a wooden surround, two radiators.

KITCHEN

3.17m (10'5") x 2.67m (8'9") max

Fitted with a matching range of 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, gas point for cooker, double glazed window to the rear, radiator, tiled splashbacks.

BEDROOM 1

4.16m (13'8") x 3.03m (9'11")

Double glazed window to the rear, radiator.

BEDROOM 2

3.17m (10'5") x 3.03m (9'11")

Double glazed window to the rear, built-in wardrobe, radiator.

WC

Double glazed window to the side, low-level WC.



BATHROOM

Suite comprising a panelled bath with an independent electric shower above, pedestal wash hand basin, part tiled walls, frosted double glazed window to the side, radiator.

BOILER ROOM

Double glazed window to the front, wall mounted gas combination boiler serving the heating system and domestic hot water.

OUTSIDE

FRONT

Area of garden, laid to lawn. Pathway to the front door and two brick storage sheds.

REAR

13.4m (44') x 5.5m (18')

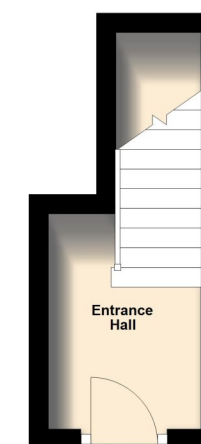
Area of garden, laid to lawn and backing onto fields.

TENURE

Please note the property is being sold with the freehold and will include the leasehold interest of the flat below at 95 Aylesbury Crescent. Please make your mortgage advisor aware of this to ensure the property's suitability for mortgage lending.

Floor Plans...

Ground Floor
Approx. 5.1 sq. metres (54.8 sq. feet)



First Floor
Approx. 70.0 sq. metres (753.0 sq. feet)

