

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:
23/C/26 5909

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.

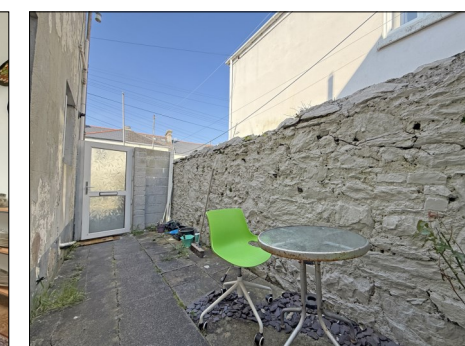
Need an EPC?

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
CENTRAL LOCATION
TWO BEDROOMS
KITCHEN/DINER
PRIVATE COURTYARD
PARKING SPACE AT REAR
GAS CENTRAL HEATING

**Ground Floor Flat, 21 Cromwell Road,
St Judes, Plymouth, PL4 9QR**

We feel you may buy this property because...
'Of the well presented accommodation on offer and its central location making it an ideal investment purchase or first time purchase.'

£150,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	
Current	Potential
	76
	66
A	
B	
C	
D	
E	
F	
G	

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 EEU Directive 2002/91/EC
www.epc4u.com

Number of Bedrooms

Two Bedrooms

Property Construction

Solid Stone Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Off Road Parking

Outside Space

Private Courtyard

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: £500

Second Home or Investment

Property: £8,000

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

Introducing...

Plymouth Homes are delighted to offer to the market this well presented ground floor flat which is centrally located and will appeal to first time buyers and investors alike. The accommodation comprises living room, kitchen/diner, two bedrooms and bathroom. Further benefits include double glazing and gas central heating. Externally, there is a private and enclosed courtyard garden and a parking space. Plymouth Homes would strongly encourage an internal inspection of this property to appreciate everything it has to offer.

The Accommodation Comprises...**GROUND FLOOR****ENTRANCE**

Entry is via a secure communal entrance and hall with private door to the right side opening into the ground floor flat hall.

HALL

With radiator and built in storage cupboard.

LIVING ROOM

4.93m (16'2") x 4.14m (13'7")

With double glazed bay window to the front, decorative feature fireplace, radiator, picture rail, decorative coving to ceiling with ceiling rose.

BEDROOM 1

3.86m (12'8") x 3.37m (11'1") max

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

BATHROOM

1.83m (6') x 1.77m (5'10")

Fitted with a three piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled walls, obscure double glazed window to the side.

KITCHEN/DINER

3.35m (11') x 3.05m (10') Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer, tiled splashbacks, spaces for fridge/freezer and washing machine, fitted electric oven and four ring gas hob, double glazed window to the side, radiator, uPVC glazed door opening to the rear, door providing access to bedroom two.

BEDROOM 2

2.91m (9'7") x 2.03m (6'8")

A single bedroom with double glazed window to the side, radiator, coving to ceiling, cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

OUTSIDE:**FRONT**

To the front of the property is a small courtyard area with gate and pathway to the communal entrance.

REAR

Adjoining the side of the rear tenement is a private courtyard area allocated to the property. From this area access is then given to the remaining courtyard space which is divided with the top floor flat to offer parking spaces for each property, subject to a suitable sized vehicle.

Floor Plans...**Ground Floor**

Approx. 56.9 sq. metres (612.7 sq. feet)

