

## Contact us

Central Plymouth Office  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA  
**(01752) 514500**

North Plymouth and  
Residential Lettings Office  
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PL6 5AQ  
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[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

Opening Hours  
Monday - Friday  
9.15am—5.30pm  
Saturday  
9.00am—4.00pm  
(Central Plymouth Office Only)

Our Property Reference:  
04/B/26 5874

## 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



TOP FLOOR APARTMENT  
FAR REACHING VIEWS  
TWO BEDROOMS  
SPACIOUS LOUNGE/DINING  
ROOM  
POPULAR LOCATION  
ALLOCATED PARKING SPACE  
COMMUNAL GARDENS

**49 Vaughan Close, Beacon Park,  
Plymouth, PL2 3QP**

*We feel you may buy this property because...*  
'Of the popular location and fantastic and far reaching views on offer from this top floor apartment.'

**£135,000**

[www.plymouthhomes.co.uk](http://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			
		74	78

England & Wales EU Directive 2002/91/EC  
WWW.EPC4U.COM

### Number of Bedrooms

Two Bedrooms

### Property Construction

Cavity Brick Walls

### Heating System

Electric Heating

### Water Meter

Yes

### Parking

Allocated Parking Space

### 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: £200

Home or Investment

Property: £6,950

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 well presented top floor apartment situated within an ever popular location and development. Located on the top(third) floor, the accommodation comprised entrance hall, a good size living room/ dining room, kitchen, bathroom and two bedrooms. Further benefits include double glazing and electric heating. Externally there is an allocated parking space and also access to communal gardens. Being offered to the market with no onward chain, Plymouth Homes strongly recommend an internal inspection to appreciate the location, accommodation and wonderful views on offer.

### The Accommodation Comprises...

#### ENTRANCE

Entry is via the front or rear of the building through secure communal entrances which open into the communal hallway. Stairs then rise to the third-floor landing with access to the front door.

#### THIRD FLOOR

#### ENTRANCE

With door into the entrance hall.

#### ENTRANCE HALL

With wall mounted electric heater, wall mounted entry phone, built in storage cupboard, airing cupboard housing the hot water cylinder, access to loft space.

#### LOUNGE/DINING ROOM

**5.23m (17'2") max x 3.97m (13')**

A lovely sized reception room with double glazed box window to the front enjoying the stunning and far reaching views towards the city, electric storage heater.

#### KITCHEN

**3.01m (9'10") x 2.23m (7'4")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge and freezer, washing machine and cooker, double glazed window to the front.

#### BEDROOM 1

**3.43m (11'3") x 2.90m (9'6")**

A good-sized double bedroom with double glazed window to the rear, wall mounted electric heater.

#### BEDROOM 2

**3.43m (11'3") x 2.07m (6'9")**

A good sized second bedroom with double glazed window to the rear, wall mounted electric heater.

#### BATHROOM

**2.11m (6'11") x 1.96m (6'5")**

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, shower screen, pedestal wash hand basin, low-level WC, part tiled walls, part panelled walls, electric heater, extractor fan.

#### OUTSIDE

Surrounding the estate are well maintained communal lawned areas with mature trees.

#### PARKING

The property benefits from an allocated parking space located to the left side of the building.

#### LEASE DETAILS

The term of the lease for this property is 125 years from 1984. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £34.70 every six months. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £979.46 every six months. This will be verified by the purchasers legal advisor during the conveyancing process.

