

Contact us

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

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(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:
12/F/26 5989

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?

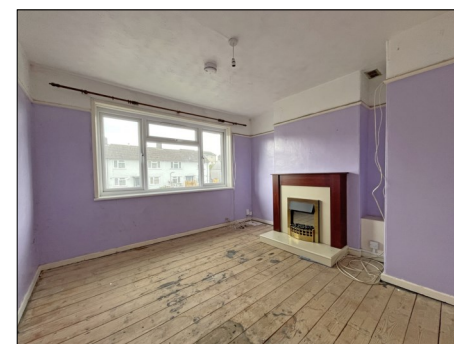
We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

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



PURPOSE BUILT FLAT
FIRST FLOOR
LIVING ROOM
DOUBLE BEDROOM
DOUBLE GLAZING
NO ONWARD CHAIN
PRIVATE GARDEN AREA

159B Pike Road, Efford,
Plymouth, PL3 6HH

We feel you may buy this property because...
'Of the size and potential on offer.'

£84,950

www.plymouthhomes.co.uk

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		

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

Number of Bedrooms

One Bedroom

Property Construction

Laing Easiform Construction

Heating System

Electric Heating

Water Meter

TBC

Parking

On Street Parking

Outside Space

Private Garden Area

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: £4,247.50

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

Introducing...

This purpose built, first floor flat is offered for sale with no onward chain and includes the freehold. Internally the property requires refurbishment throughout and comprises: private entrance and hallway, landing, living room, double bedroom, kitchen and bathroom. The property also benefits from a private garden area located to the rear of the property. Plymouth Homes advise an early viewing without delay.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a private part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With double glazed window to the rear and stairs rising to the first-floor landing.

FIRST FLOOR

LANDING

A good-sized landing also incorporating a utility area with plumbing for washing machine, double glazed window to the side, built in storage cupboard, access to the loft space.

LIVING ROOM

3.61m (11'10") max x 3.53m (11'7")

A good-sized reception space with double glazed window to the front, coal effect electric fire set within a feature surround, door into the bedroom.

BEDROOM

3.48m (11'5") x 3.26m (10'9")

A double bedroom with double glazed window to the rear, decorative fireplace, built in airing cupboard housing the hot water cylinder.

KITCHEN

2.69m (8'10") x 2.44m (8')

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, space for cooker, double glazed windows to the front and side, extractor fan.



BATHROOM

2.16m (7'1") x 1.73m (5'8")

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

OUTSIDE

The property is approached via a shared gate and pathway leading to the private entrance to the property. To the rear of the property there is a private outside storage shed, and the property also benefits from a share of the rear garden.

AGENT'S NOTE

Although there are radiators within the property, we're informed there is currently no central heating system within the property. The gas supply has also been capped at the meter. Heating is currently supplied by the electric fire in the living room, and the hot water is via an electric emersion heater.

AGENT'S NOTE

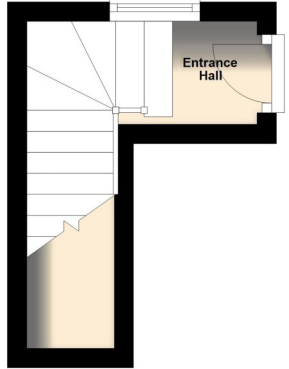
Please note the property is being sold with the freehold and will include the leasehold interest of the flat below at 159a Pike Road.

This will be verified by the purchasers legal advisor during the conveyancing process.



Floor Plans...

Ground Floor
Approx. 4.7 sq. metres (50.2 sq. feet)



First Floor
Approx. 44.5 sq. metres (479.1 sq. feet)

