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Opening Hours

Monday - Friday
9.15am—5.30pm

Saturday

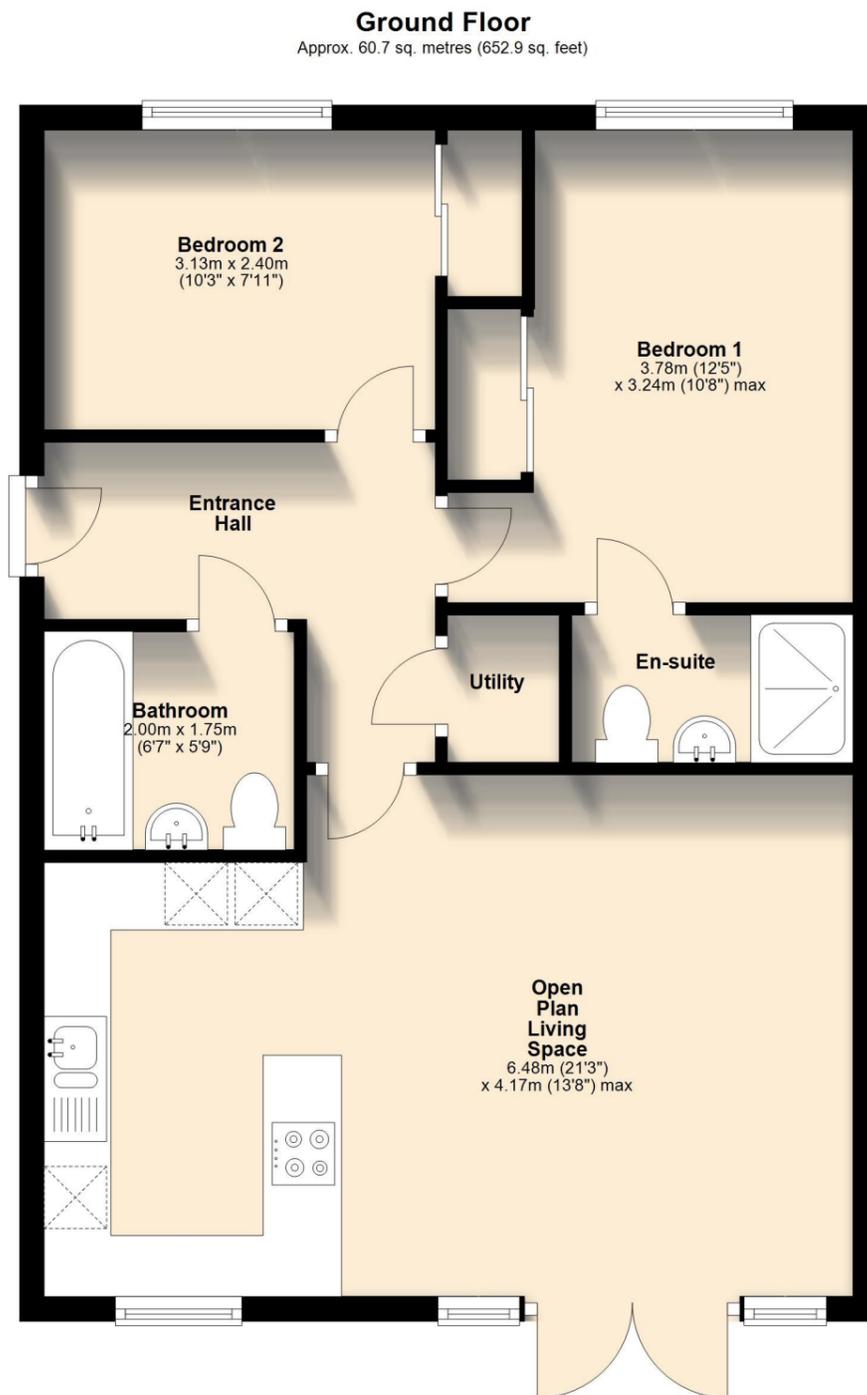
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

25/B/26 5888

Floor Plans...



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.

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			
England & Wales		82	82
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



GROUND FLOOR FLAT
WELL PRESENTED
TWO BEDROOMS
EN-SUITE & BATHROOM
MODERN KITCHEN
INTEGRATED APPLIANCES
ALLOCATED PARKING

**Flat 3, 59 Chapel Street, Devonport,
Plymouth, PL1 4TF**

We feel you may buy this property because...
'The spacious, well-presented accommodation would make the ideal first time home.'

Guide Price
£150,000 - £160,000

www.plymouthhomes.co.uk

Number of Bedrooms

Two Bedrooms

Property Construction

Traditional Construction

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Allocated Parking Space

Outside Space

See Description*

Council Tax Band

B

Council Tax Cost 2025/2026

Full Cost: £1,808.67

Single Person: £1,356.50

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £500

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...

This well presented, ground floor flat offers spacious accommodation throughout and would make the ideal first time buy. Internally the accommodation offers a lovely open plan living area incorporating the lounge, dining and kitchen areas, there are two good sized bedrooms, an en-suite shower room and main bathroom. Further benefits include double glazing, central heating and to the rear of the building is a gated parking area with an allocated space. Plymouth Homes advise an early viewing to appreciate this well-presented home.

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

Entry is via a secure, communal main entrance and hallway with private door to the property and rear door to the residents parking area.

ENTRANCE HALL

With radiator, wall mounted entry phone, and access to a useful utility cupboard with space for washing machine, power supply, lighting and extractor fan.

OPEN PLAN LIVING SPACE**6.48m (21'3") x 4.17m (13'8") max**

A lovely, open plan reception space incorporating the lounge, dining and kitchen areas. The kitchen is fitted with a matching range of modern base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, a range of integrated appliances to include fridge, freezer, dishwasher, fitted eye level electric double oven and four ring gas hob with cooker extractor hood above, double glazed window to the front, radiator, double glazed double doors, with double glazed side windows, opening to the front.

**BEDROOM 1****3.78m (12'5") x 3.24m (10'8") max**

A double bedroom with double glazed window to the rear, built in wardrobe, radiator, door into the en-suite.

EN-SUITE**2.25m (7'5") x 1.19m (3'11")**

Fitted with a three-piece suite comprising wall mounted wash hand basin, double shower enclosure with fitted electric shower above, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, shaver point.

BEDROOM 2**3.13m (10'3") x 2.40m (7'11")**

A good sized second bedroom with double glazed window to the rear, radiator, built in wardrobe.

BATHROOM**2.00m (6'7") x 1.75m (5'9")**

Fitted with a three-piece white suite with comprising, panelled bath with separate shower above, shower screen, wall mounted wash hand basin, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, shaver point.

**LEASEHOLD**

The term of the lease for this property is 125 years from 2014. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £350 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £1,200 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.

OUTSIDE:

* From the open plan living area access is given to a paved seating area which the flat has a right of access to use. To the rear of the building there is a secure gated parking area with an allocated space and a secure rear door into the building. From the rear access is also given to a secure bike and separate bin store.

