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

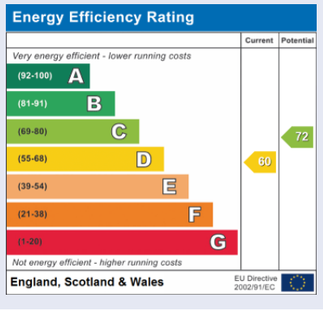
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 26/F/26 6005



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









CENTRALLY LOCATED

SECOND FLOOR

WELL PRESENTED

TWO BEDROOMS

LIVING ROOM

ROOF GARDEN

NO ONWARD CHAIN

Flat 5, 8 Rochester Road, Mutley, Plymouth, PL4 6HU

We feel you may buy this property because…

'Of the perfect central location and the well-presented accommodation.'

£110,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Bedrooms

Property Construction
Timber Framed Construction

Heating System
Electric Heating

Water Meter
Yes

Parking
On Street Permit Parking

Outside Space
Communal Roof Garden

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
Home or Investment Property: £5,500

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

Introducing…

Located within a prime central location, this second-floor flat is sold with no onward chain and has been well maintained throughout. Internally the accommodation comprises entrance hall, living room, kitchen, two bedrooms and bathroom. The flat also enjoys views across Plymouth from the front aspect and the use of a communal roof top garden to the rear. Plymouth Homes advise an early viewing to appreciate the central position and the accommodation on offer.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a secure main entrance and hallway with stairs rising to the second floor and private door to flat 5 opening into the hallway.

SECOND FLOOR

ENTRANCE HALL
With access to the loft space, wall mounted entry phone and doors to all rooms.

LIVING ROOM
3.57m (11'9") x 3.35m (11')
With double glazed window to the front with views across Plymouth, open plan into the kitchen.

KITCHEN
3.25m (10'8") x 1.55m (5'1")
Fitted with a matching range of base and eye level units with worktop space above, 1½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, integrated appliances to include fridge, freezer, washing machine, fitted electric oven and four ring electric hob with cooker hood above, recessed ceiling spotlights, extractor fan, concealed multipoint electric water heater.

BEDROOM 1
4.31m (14'2") max x 3.33m (10'11")
With double glazed window to the rear, electric heater.

BEDROOM 2
3.78m (12'5") max x 2.60m (8'6")
With double glazed window to the front with views across Plymouth, electric heater.

BATHROOM
2.87m (9'5") x 2.00m (6'7")
Fitted with a three-piece suite comprising half sized panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, shaver point and light, obscure window.

OUTSIDE
From the first-floor half landing, access is given to a communal roof top garden.

LEASEHOLD
The term of the lease for this property is 999 years from 2005. This information was gathered from the information held by the Land Registry. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £1,250 per annum. 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.

Floor Plans...

Second Floor
Approx. 49.2 sq. metres (529.2 sq. feet)

