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

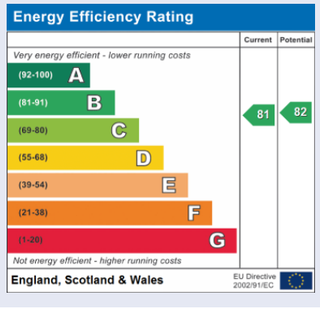
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 25/K/26 6116



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?

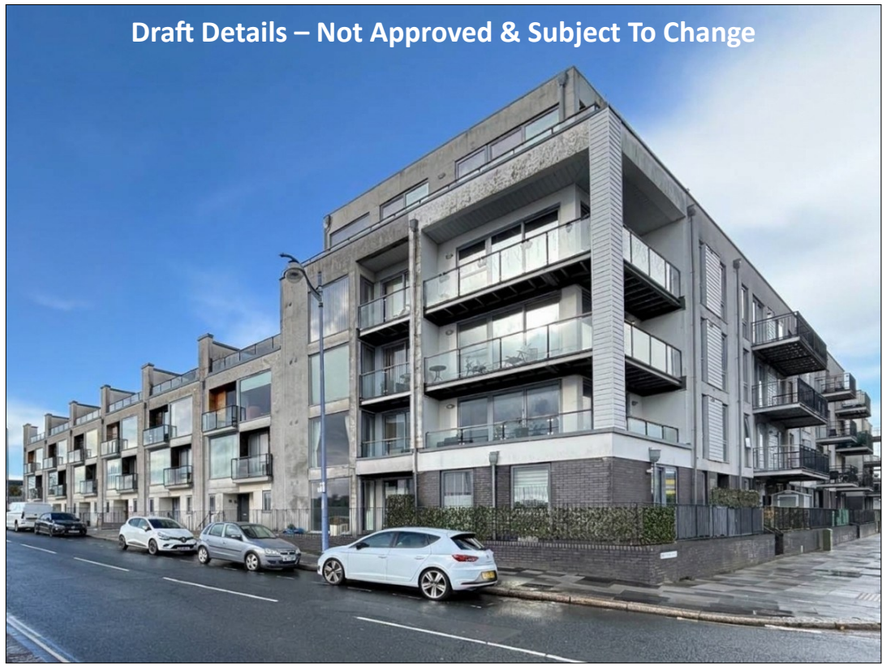
We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

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









STUNNING VIEWS

BEAUTIFULLY PRESENTED

1 BEDROOM

OPEN PLAN LIVING AREA

BALCONY

LIFT SERVICE

CENTRAL LOCATION

9 Brittany Street, Millbay, Plymouth, PL1 3FN

We feel you may buy this property because…

'Of the fantastic central location aswell as the stunning and far reaching views.'

£180,000

www.plymouthhomes.co.uk

Number of Bedrooms
One Bedroom

Property Construction
Traditional Construction

Heating System
Electric Central Heating

Water Meter
Yes

Parking
Allocated Parking Space

Outside Space
Balcony and Communal Garden

Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,100
Second Home or Investment Property: £10,100

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 present to the market this beautifully presented first floor apartment which finds itself located within close proximity to the city centre, Plymouth Hoe and the Royal William Yard. Situated with front facing views on the first floor of the block, the property is accessed by communal stairs and lift. Internally, the accommodation comprises an entrance hall with useful storage cupboard, bedroom, bathroom and a beautiful open plan living area which incorporates the kitchen and has access to an enclosed balcony. Further benefits include integrated appliances in the kitchen as well as an allocated parking space in the secure, communal car park. An internal inspection can be highly recommended.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a secure communal entrance and hallway with stairs and lift service to all floors including the lower ground floor parking area.

FIRST FLOOR

LANDING
A private entrance door opens into flat 9.

ENTRANCE HALL
With radiator, doors to all rooms, storage cupboards.

OPEN PLAN LIVING AREA/KITCHEN/DINING ROOM
6.97m (22'10") x 4.04m (13'3")
A beautiful open plan room incorporating the lounge/dining and kitchen areas. The kitchen is fitted with a matching range of base and eye level units with worktop space over, sink unit with draining area and mixer tap, integrated appliances to include fridge, freezer, fitted electric oven, four ring electric induction hob with cooker hood above, slim line wine cooler, double glazed picture window to the front, door proving access to the balcony.

BALCONY
2.80m (9'2") x 1.33m (4'4")
A south facing, private balcony with views towards Plymouth Sound, composite decking and enclosed by a glass balustrade.

BEDROOM
4.23m (13'10") x 2.90m (9'6")
A lovely sized double bedroom with built in wardrobes, radiator, sliding doors proving access to the south facing balcony.

BATHROOM
2.00m (6'7") x 1.82m (6')
Fitted with a three-piece suite comprising bath with separate shower above, shower screen, wall mounted wash hand basin, low-level WC, tiled splashbacks, chrome radiator/towel rail, fitted wall mirror.

OUTSIDE
Residents also have the use of the communal garden located with the centre of the development.

PARKING
The property benefits from a secure, gated parking space within an underground parking area. From the parking area access is given to a bin store and secure communal bike shed.

LEASEHOLD
The term of the lease for this property is 250 years from 2009.This information was gathered from the information held by the Land Registry. We have also been informed by the seller, at the time of listing the property, that their maintenance payments for 2026 are approximately £8,346.41 per year with a peppercorn ground rent. We have been informed by the seller that of this amount, £5,954 is towards one off required work. 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 Plan
Approx. 56.1 sq. metres (603.6 sq. feet)
(excluding Balcony)

