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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

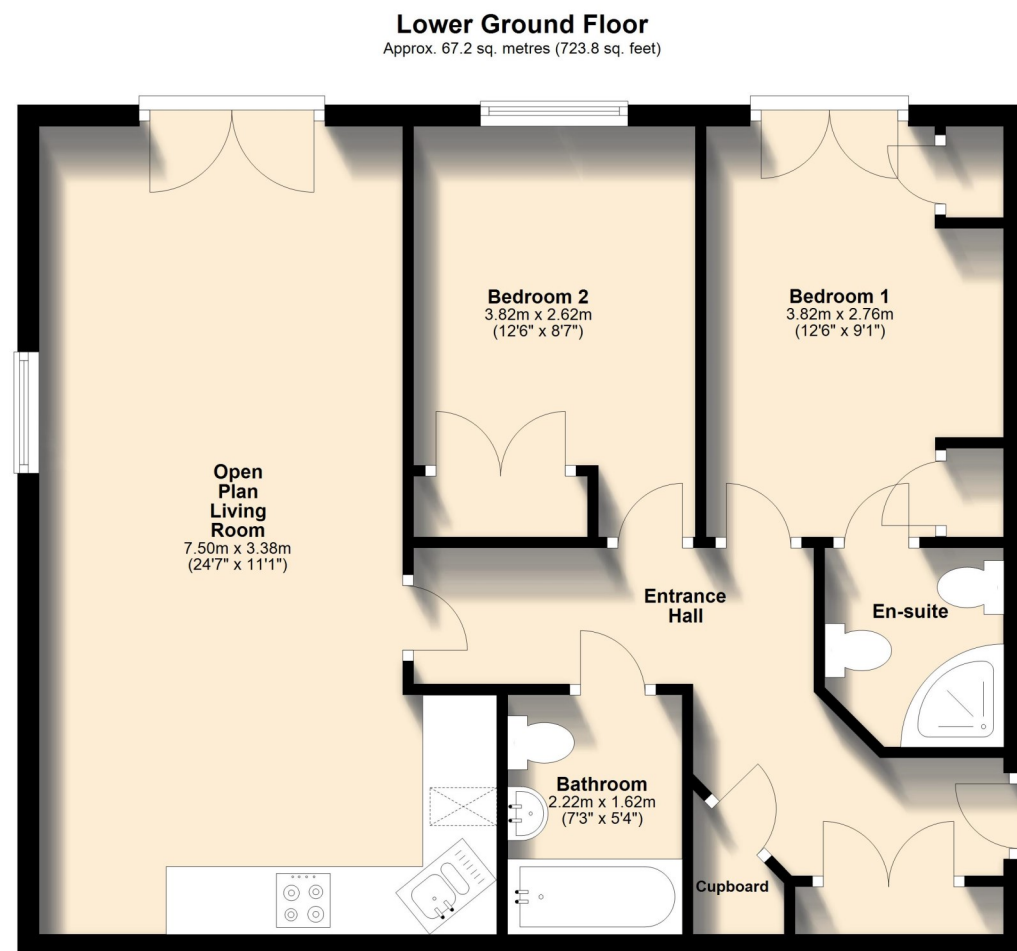
(Central Plymouth Office Only)

Our Property Reference:

12/F/26 5988



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.

PLYMOUTH
HOMES ESTATE AGENTS



**96A Grantley Gardens, Mannamead,
Plymouth, PL3 5AJ**

**SECLUDED POSITION
LOVELY REAR OUTLOOK
WELL-PRESENTED INTERIOR
TWO DOUBLE BEDROOMS
OPEN PLAN LIVING ROOM
EN-SUITE SHOWER ROOM
ALLOCATED PARKING**

We feel you may buy this property because...
'Of the spacious, well-presented accommodation and the popular, secluded residential location.'

£165,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales		

EU Directive 2002/91/EC

Number of Bedrooms

Two Double Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Allocated Parking

Outside Space

Communal Garden

Council Tax Band

C

Council Tax Cost 2026/2027

Full Cost: £2,170.53

Single Person: £1,627.90

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £800

Home or Investment

Property: £9,050

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 secluded cul-de-sac within Mannamead, this particularly spacious and well-presented flat enjoys a lovely rear aspect with views of the nature reserve behind. Internally the property enjoys a lovely large entrance hall, a spacious open plan living room incorporating the lounge, dining and kitchen areas and with a Juliette balcony to the rear aspect. There are two, good sized double bedrooms, the main with a Juliette balcony and an en-suite shower room, there is also a good-sized main bathroom. Further benefits include double glazing, central heating and externally there are bike and bins stores, communal garden areas to the rear and an allocated parking space located to the front. Plymouth Homes advise an early viewing to appreciate the size and location on offer within this lovely home.

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

Entry is via a secure, communal main entrance and hallway with stairs descending to the lower ground floor level and a private door into 96a, opening into the entrance hall.

LOWER GROUND FLOOR**ENTRANCE HALL**

With radiator, wood effect laminate flooring, recessed ceiling spotlights, wall mounted entry phone, recessed ceiling spotlights, airing cupboard housing the hot water cylinder, built in storage cupboard.

OPEN PLAN LIVING ROOM**7.50m (24'7") x 3.38m (11'1")**

A lovely spacious reception area incorporating the lounge, dining and kitchen areas. With double glazed window to the side, two radiators, wood effect laminate and tiled flooring. The kitchen area is fitted with a matching range of modern 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, wall mounted concealed boiler serving the heating system and domestic hot water, integrated dishwasher, space for fridge/freezer, fitted electric oven and four ring gas hob with stainless steel cooker hood above. The lounge/dining area has uPVC glazed double doors opening to the rear with a Juliet balcony enjoying the outlook across the nature reserve behind.

**BEDROOM 1****3.82m (12'6") x 2.76m (9'1")**

A lovely sized double bedroom with two built in storage cupboards, radiator, uPVC glazed double doors to the rear with a Juliet balcony also enjoying the outlook, door opening into the en-suite.

EN-SUITE**1.85m (6'1") x 1.66m (5'5")**

Fitted with a three-piece suite comprising wall mounted wash hand basin, shower cubicle with fitted shower above, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, shaver point and light, tiled flooring.

BEDROOM 2**3.82m (12'6") x 2.62m (8'7")**

A second double bedroom with double glazed window to the rear enjoying the outlook, built in wardrobe, radiator, recessed ceiling spotlights.

BATHROOM**2.22m (7'3") x 1.62m (5'4")**

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, low-level WC, tiled surround, chrome radiator/towel rail, extractor fan, shaver point and light, tiled flooring, recessed ceiling spotlights.

OUTSIDE:

Outside of the property is a bike shed, bin store and communal gardens to the rear of the building.

PARKING

To the front of the property is an allocated parking space.

LEASEHOLD

The term of the lease for this property is 125 years from 2007. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £150 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments/service charge is approximately £1,350.04 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.

AGENT'S NOTE

We're informed there will be future works to the balconies of the development, and the costs of these works will be shared between all owners. The vendors have agreed to allow for these costs within any negotiations or alternatively deposit monies with solicitors to help cover the costs of these improvements, when required.

