

## 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](mailto:info@plymouthhomes.co.uk)

Website  
[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

### Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:  
10/F/26 5986

## 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.

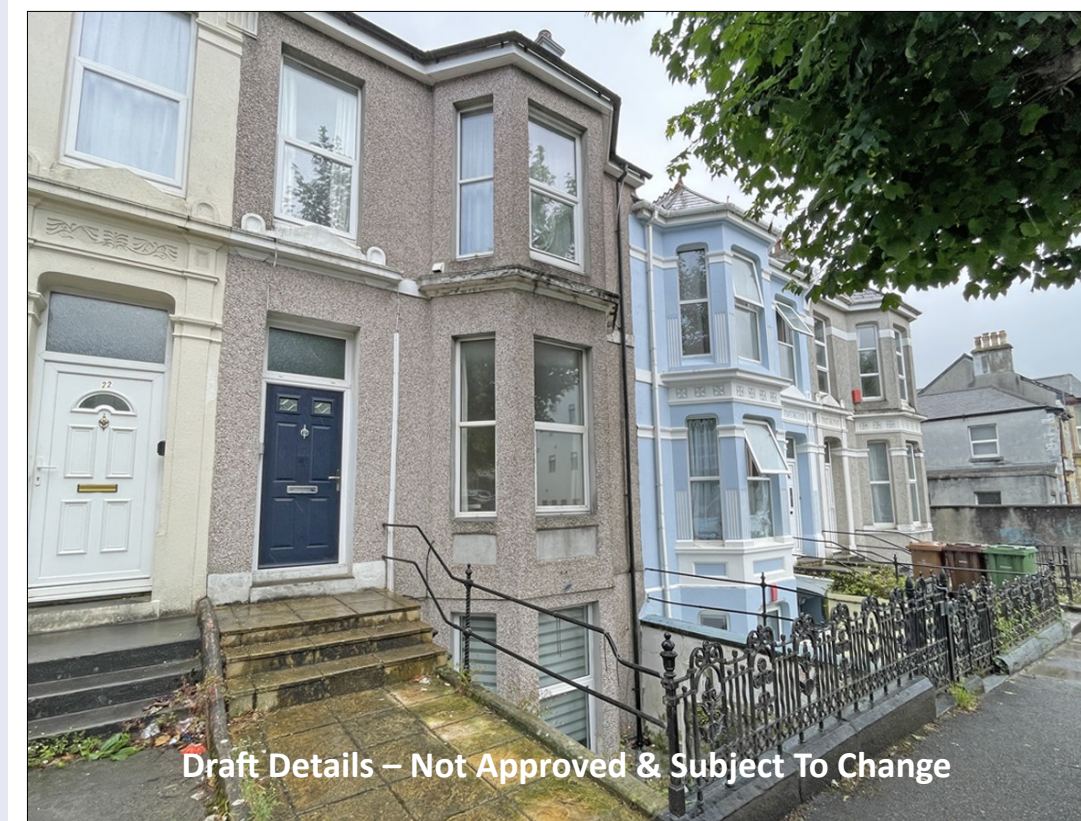
### Need an EPC?

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



## Ground Floor Flat, 20 Greenbank Avenue, St Judes, Plymouth, PL4 8PS

GROUND FLOOR FLAT  
CENTRAL LOCATION  
ONE BEDROOM  
LIVING ROOM  
SOME ORIGINAL FEATURES  
NO ONWARD CHAIN

We feel you may buy this property because...  
'Of its central location and the accommodation on offer.'

**£100,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92-100)                                    | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
|   |          | 69      | 76        |

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

**Number of Bedrooms**

One Bedroom

**Property Construction**

Solid Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

TBC

**Parking**

On Street Permit Parking

**Outside Space**

Courtyard 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

Second Home or Investment

Property: £5,000

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 ground floor flat which is positioned within a central location. The accommodation comprises communal entrance hall, good sized living room, double bedroom, bathroom and kitchen. Further benefits include gas central heating and double glazing. Plymouth Homes would strongly recommend an internal inspection to appreciate everything the property has to offer.

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

Entry is via a secure, communal main entrance which provides access to a communal hallway proving access to 1<sup>st</sup> floor and ground floor flat.

**ENTRANCE HALL**

With radiator, storage cupboard.

**LIVING ROOM**

**4.88m (16') into bay x 4.06m (13'4") max**

A good sized reception room with double glazed bay, ceiling rose, cornices, radiator.

**BEDROOM**

**4.04m (13'3") max x 3.44m (11'3") max**

A double sized bedroom with double glazed window to the rear, storage cupboards.

**BATHROOM**

**2.05m (6'9") x 1.26m (4'2")**

Fitted with a three piece suite comprising pedestal wash hand basin, low-level WC, panelled bath with shower attachment off the mixer tap, shower screen, panelled walls, obscure double glazed window to the size.

**KITCHEN**

**3.14m (10'4") max x 3.03m (9'11") max**

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 fridge/freezer, space for washing machine and cooker, double glazed window to the rear, uPVC door providing access to rear staircase.

**LEASE DETAILS**

The term of the lease for this property is 999 years from 1989 with a share of the freehold. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is peppercorn. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £300 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.

