

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:
01/E/26 5946

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?

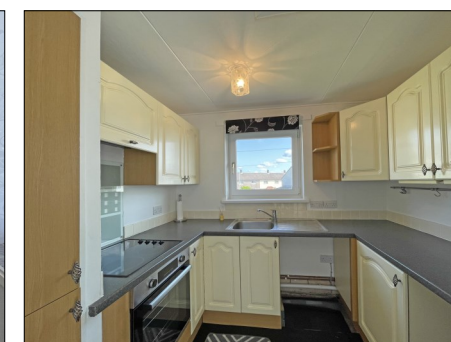
We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

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



FIRST FLOOR FLAT
SPACIOUS LOUNGE
DOUBLE BEDROOM
CENTRAL HEATING
DOUBLE GLAZING
PRIVATE GARDEN AREA
NO ONWARD CHAIN

12 Skerries Road, Southway,
Plymouth, PL6 6ED

We feel you may buy this property because...
'Of the well-proportioned accommodation and lovely garden area.'

£105,000

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		
	69	75

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

Number of Bedrooms

One Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Private Garden

Council Tax Band

A

Council Tax Cost 2026/2027

Full Cost: £1,627.90

Single Person: £1,220.93

Stamp Duty Liability

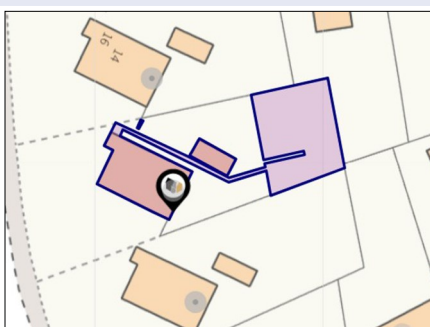
First Time Buyer: Nil

Main Residence: Nil

Home or Investment

Property: £5,250

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

Title Plan Guideline**Introducing...**

This purpose built flat is set within the first floor of this detached property and would make an ideal first-time home. Internally the property comprises entrance hall, spacious living room, good sized double bedroom, bathroom and kitchen. Further benefits include a private entrance and private garden area, double glazed windows, gas central heating and two outside storage sheds. Offered for sale with no onward chain Plymouth homes would advise an early viewing to avoid disappointment.

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

Entry is via a uPVC part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With obscure double-glazed window to the front, radiator and stairs rising to the first-floor landing.

FIRST FLOOR**LANDING**

With double glazed window to the side and radiator.

LOUNGE/DINING ROOM

5.44m (17'10") x 3.21m (10'7") max

A lovely sized reception room with double glazed windows to the side and rear, fireplace, radiator and door opening to the kitchen.

KITCHEN

2.59m (8'6") x 2.41m (7'11")

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, under-unit lighting, spaces for fridge and washing machine, fitted electric oven and four ring electric hob with pull out cooker hood above, double glazed window to the side, built in cupboard housing the wall mounted boiler serving the heating system and domestic hot water, radiator, access to the loft space.

BEDROOM

4.20m (13'9") x 2.75m (9')

A good-sized double bedroom with double glazed window to the front, radiator and built in storage cupboard.

**BATHROOM**

1.89m (6'2") x 1.73m (5'8")

Fitted with a three-piece white suite comprising panelled bath with separate shower above and shower screen, wall mounted wash hand basin, low-level WC, wall mounted mirrored cabinet, obscure double-glazed window to the side.

OUTSIDE**FRONT**

A shared pathway leads to the private entrance of the property.

REAR

The shared pathway leads to the rear of the property and accesses two private storage sheds and the rear garden. The rear garden is split in two with the top floor flat enjoying the sole use of the far end of the garden. Please see title plan opposite.

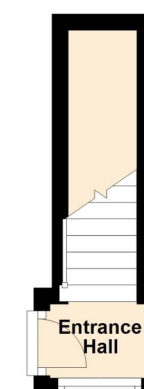
LEASEHOLD

The term of the lease for this property is 215 years from 1987. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £10 per annum and there is a yearly service/maintenance charge of £450.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.

Ground Floor

Approx. 4.0 sq. metres (42.9 sq. feet)

**First Floor**

Approx. 43.1 sq. metres (464.1 sq. feet)

