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Opening Hours

Monday - Friday
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Saturday

9.00am—4.00pm

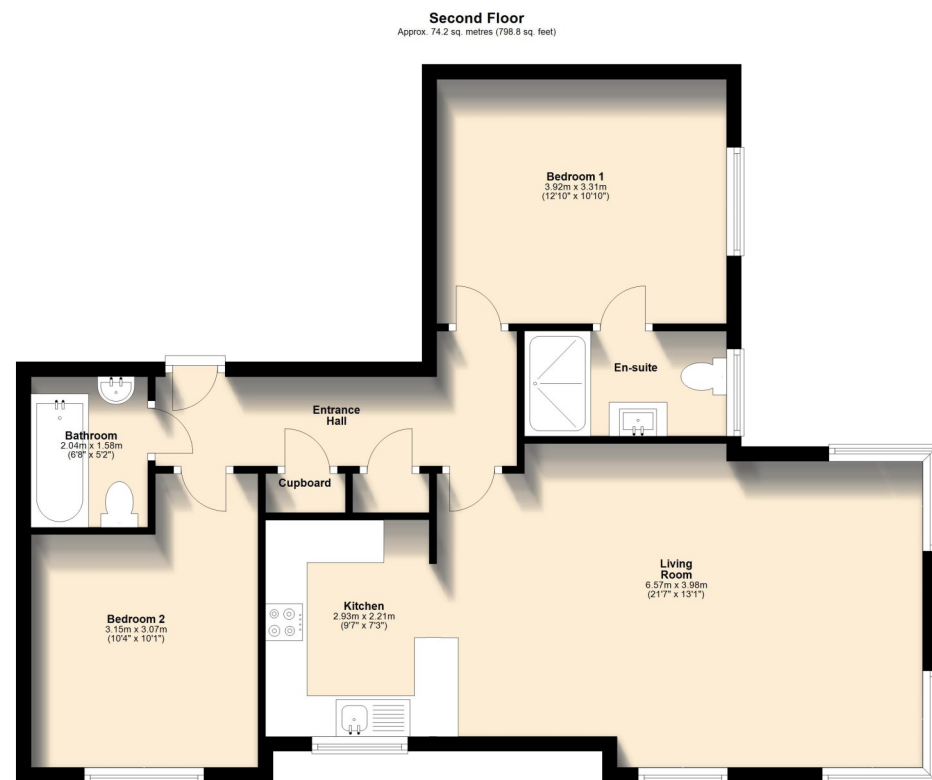
(Central Plymouth Office Only)

Our Property Reference:

22/E/26 5969



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.

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		
EU Directive 2002/91/EC	80	80

PLYMOUTH HOMES ESTATE AGENTS 

Draft Details – Not Approved & Subject To Change



- POPULAR LOCATION**
- LARGE APARTMENT**
- SECOND FLOOR**
- 2 DOUBLE BEDROOMS**
- LARGE LIVING ROOM**
- SOLAR PANELS**
- ALLOCATED PARKING**

Flat 9, 11 Piper Street, Derriford, Plymouth, PL6 8DL

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

£200,000

www.plymouthhomes.co.uk

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

B

Council Tax Cost 2026/2027

Full Cost: £1,899.22

Single Person: £1,424.42

Stamp Duty Liability

First Time Buyer: Nil

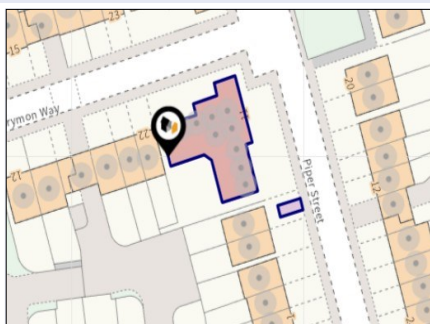
Main Residence: £1,500

Home or Investment

Property: £11,500

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...

Located close to Derriford Hospital and Plymouth Marjon University, this stunning, second floor flat boasts accommodation measuring 74.2 sq. metres (798.8 sq. feet). Internally the apartment offers entrance hall, a stunning triple aspect living room incorporating the lounge, dining and kitchen areas. There are two large double bedrooms, en-suite shower room and a bathroom. Further benefits include double glazing, central heating, privately owned solar panels to help lower energy bills and externally there is a rear communal garden and an allocated parking space. Plymouth Homes strongly recommend an early viewing to fully appreciate the space and accommodation on offer within this beautiful home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a secure, communal main entrance with secure door to the communal garden and stairs rising to the second-floor landing.

SECOND FLOOR

LANDING

With private door into flat 9 into the entrance hall.

ENTRANCE HALL

With radiator, wood effect laminate flooring, wall mounted entry phone, recessed ceiling spotlights, access to the loft space, two built in storage cupboards, one housing the hot water cylinder.

LIVING ROOM

6.57m (21'7") x 3.98m (13'1")

A particular feature of the apartment is this lovely, triple aspect reception space incorporating the lounge, dining and kitchen areas. There are double glazed window to front, side and rear making the room a lovely and light space, with two radiators, wood effect laminate flooring, recessed ceiling spotlights and open plan access to the kitchen.

KITCHEN

2.93m (9'7") x 2.21m (7'3")

Fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, wall mounted concealed boiler serving the heating system and



domestic hot water, spaces for upright fridge/freezer and washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the front, wood effect laminate flooring, recessed ceiling spotlights.

BEDROOM 1

3.92m (12'10") x 3.31m (10'10")

A good-sized double bedroom with double glazed window to the side, radiator, recessed ceiling spotlights, door into the en-suite.

EN-SUITE

2.73m (9') x 1.42m (4'8")

Fitted with a three-piece suite comprising wall mounted vanity wash hand basin with cupboard storage below, double shower enclosure with fitted rainfall shower above and separate hand shower attachment, low-level WC, tiled surround, extractor fan, wall mounted cabinets, obscure double-glazed window to the side, radiator, tiled flooring, recessed ceiling spotlights.

BEDROOM 2

3.15m (10'4") x 3.07m (10'1")

A second large double bedroom with double glazed window to the front, radiator.

BATHROOM

2.04m (6'8") x 1.58m (5'2")

Fitted with a three-piece white suite comprising panelled bath, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, wall mounted cabinet, shaver point.

OUTSIDE

To the rear of the building is a well maintained, south westerly facing communal garden with lawned and paved areas. From the garden side access is given to the bin storage area.

PARKING

The property benefits from an allocated parking space located to the front of the building.

SOLAR PANELS

The property benefits from privately owned, solar water panels that help to lower energy bills. The panels heat the hot water supply, so the boiler then requires less energy to heat the water to the desired temperature.

LEASEHOLD

The term of the lease for this property is 999 years from 2012. 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/ ground rent is approximately £1,600 per year. 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.

