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

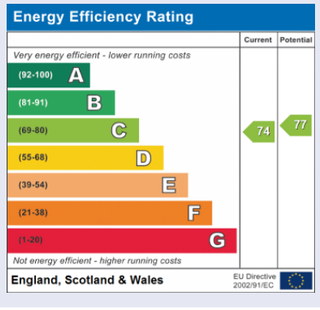
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 11/E/26 5954



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









RETIREMENT FLAT

GROUND FLOOR

DOUBLE BEDROOM

LOUNGE/DINING ROOM

FITTED KITCHEN

RESIDENTS FACILITIES

NO ONWARD CHAIN

Flat 8, Elim Court, Elim Terrace, Peverell, Plymouth, PL3 4QB

We feel you may buy this property because…

'Of the well maintained communal facilities and ground floor accommodation on offer.'

£110,000

www.plymouthhomes.co.uk

Number of Bedrooms
One Double Bedroom

Property Construction
Cavity Brick Walls

Heating System
Night Storage Heaters

Water Meter
No

Parking
Resident's 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: Nil
Second Home or Investment Property: £5,500

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

Introducing…

Located within the popular residential area of Peverell, Elim Court is a well-maintained retirement complex strictly for the over 55's. Located on the ground floor of the development, the accommodation comprises a large lounge/dining room which has patio doors opening to the communal garden. There is also a good-sized double bedroom with built in wardrobes, a fitted kitchen and shower room. Additional benefits include electric night storage heating, double glazing and a monitored Piper alarm system. Other residents' facilities include an in-house manager, 24-hour emergency care line, laundry facilities, guest suite for visitors/family members to stay and a residents' lounge, where a wide range of social events are held. Externally there is a lovely and well-maintained communal garden for residents' use and resident's parking area subject to availability. Offered for sale with no onward chain, Plymouth Homes highly recommend an internal inspection to appreciate everything the apartment has to offer.

The Accommodation Comprises…

GROUND FLOOR
Entry is via a secure communal main entrance accessing the ground floor of the building. From here, the property enjoys level access to the private flat door and the communal residents' areas and gardens. There are also a lift service and steps to all other floors.

ENTRANCE
From the ground floor hallway a private door opens into flat 8 and the entrance hall.

ENTRANCE HALL
With wall mounted entry phone, coving to ceiling, built in storage/meter cupboard with slatted shelving and also housing the multi point hot water heater.

LOUNGE/DINING ROOM
5.45m (17'10") Max x 3.28m (10'9")
With double glazed bay window and patio doors to the rear communal garden, coal effect electric fire set within a feature marble and wooden surround, storage heater, wall lights, coving to ceiling, archway leading into the kitchen.

KITCHEN
2.28m (7'6") x 1.83m (6')
Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, space for fridge/freezer, four ring electric hob with cooker hood above, electric oven, coving to ceiling.

BEDROOM
3.96m (13') x 2.65m (8'8")
A good sized double bedroom with double glazed window to the rear, storage heater, coving to ceiling, fitted bedroom suite comprising built-in wardrobes, overhead storage cupboard, dressing table and bedside cabinets.







SHOWER ROOM
2.08m (6'10") x 1.63m (5'4")
Fitted with a three-piece suite comprising walk in shower with fitted electric shower, vanity wash hand basin with cupboard storage below, low level WC, tiled splashbacks, electric radiator/towel rail, wall mounted mirror.

OUTSIDE:
Within the centre of the development, there are parking spaces subject to availability. Residents' also have access to a well maintained, communal garden and patio area located to the rear of the building.

AGENT'S NOTE
We're informed there is an event fee of 1%, payable to the freeholder each time the property is sold.

LEASEHOLD
The remaining term of the lease for this property is 63 years. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £299.16 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance/service charge is approximately £2,972.76 per annum. This will be verified by the purchaser's legal advisor during the conveyancing process.

Floor Plans…

