

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:
12/L/25 5845

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.

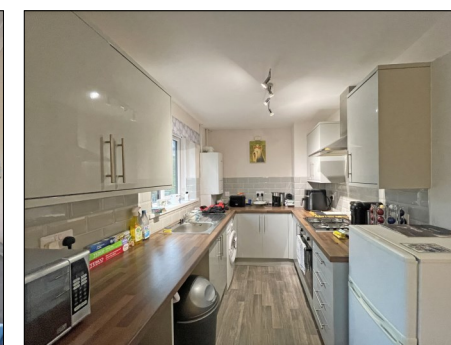
Need an EPC?

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



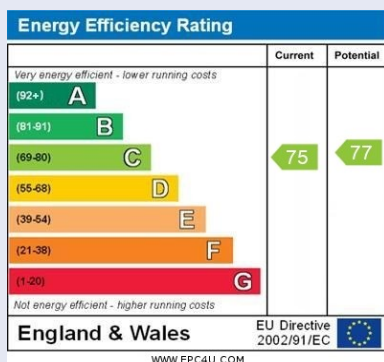
FIRST FLOOR FLAT
DOUBLE BEDROOM
LOUNGE/DINING AREA
MODERN KITCHEN
MODERN BATHROOM
CENTRAL HEATING
ALLOCATED PARKING

**6 Moses Court, Southway,
Plymouth, PL6 6JP**

We feel you may buy this property because...
'Of the secluded position and spacious accommodation on offer.'

£100,000

www.plymouthhomes.co.uk



Number of Bedrooms
One Bedroom

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking

Outside Space
None

Council Tax Band
A

Council Tax Cost 2025/2026
Full Cost: £1,550.28
Single Person: £1,162.71

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: Nil
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...

This spacious, first floor flat is set within a secluded position and would make the perfect first time buy. Internally the accommodation offers an open plan living area incorporating the lounge, dining and modern kitchen areas. There is also a double bedroom and a modern bathroom suite. Further benefits include double glazing, central heating a small balcony off the lounge, loft storage and an allocated parking space. Plymouth Homes advise an early viewing to fully appreciate this well-maintained home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator and stairs rising to the first-floor landing into the open plan living room.

FIRST FLOOR

OPEN PLAN LIVING ROOM
6.70m (22') max x 3.05m (10')

A spacious reception area incorporating the lounge and dining areas, with double glazed window to the front, two radiators, coving to ceiling, access to the loft space, open plan into the kitchen, double glazed patio door to the balcony and further door into the hall.

BALCONY

A balcony with decked flooring and enclosed by railings.

KITCHEN
2.96m (9'8") x 2.19m (7'2")

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, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer, dishwasher, washing machine and tumble dryer, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the front.

HALL

With built in storage cupboard and doors into the bedroom, bathroom.

BEDROOM
3.17m (10'5") x 2.85m (9'4")

A double bedroom with double glazed window to the rear, radiator.



BATHROOM
2.06m (6'9") x 1.75m (5'9")
Fitted with a three-piece suite comprising panelled bath with separate shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, wall mounted mirror.

OUTSIDE:
The front of the property is approached via a shared walkway leading to the private main entrance. To the left side of the main entrance is a handy storage shed allocated to the property.

PARKING
The property benefits from an allocated parking space located in the parking area opposite the property.

Floor Plans...

