

## 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:**

**21/A/26 5857**

## 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**



**CENTRAL LOCATION**  
**PRIVATE ROOF TERRACE**  
**LIVING ROOM**  
**DOUBLE BEDROOM**  
**KITCHEN & BATHROOM**  
**DOUBLE GLAZING**  
**CENTRAL HEATING**


**Flat 3, 13 Ermington Terrace, Mutley,  
Plymouth, PL4 6QG**

*We feel you may buy this property because...*

‘Of the central location, private roof terrace and the well-proportioned accommodation.’

**£125,000**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



**Number of Bedrooms**  
One Bedroom

**Property Construction**  
Solid Stone Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
TBC

**Parking**  
On Street Parking

**Outside Space**  
Private Roof Terrace

**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: £6,250

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

*Introducing...*

Located within a prime central position, this first/second floor flat boasts a private roof terrace measuring **7.43m (24’5”) x 3.40m (11’2”)**. Internally the accommodation offers a good-sized living room, double bedroom, kitchen and bathroom. Further benefits include double glazing and gas central heating. Plymouth Homes advise an early viewing to fully appreciate this ideal first time buy.

*The Accommodation Comprises...*

**GROUND FLOOR**

**ENTRANCE**

Entry is via a secure, communal entrance door into the hallway. Stairs then rise to the first-floor landing with a private door into flat 3 into the hall.

**FIRST FLOOR**

**HALL**

With stairs rising to the half landing where a door opens to the roof terrace. The stairs then continue to the second-floor landing where doors open to all remaining rooms.

**SECOND FLOOR**

**LANDING**

A large landing area with radiator and access to the loft space.

**LIVING ROOM**

**4.27m (14’) max x 4.06m (13’4”)**

A good-sized reception space with two double glazed windows to the front, radiator.

**KITCHEN**

**4.16m (13'8") x 1.94m (6'4")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer, washing machine and tumble dryer, fitted electric oven and four ring electric hob, double glazed window to the front.



**BEDROOM 1**

**4.06m (13'4") x 3.00m (9'10")**

A good-sized double bedroom with double glazed window to the rear, radiator, wood effect laminate flooring.

**BATHROOM**

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan.

**ROOF TERRACE**

**7.43m (24’5”) x 3.40m (11’2”)**

A good sized, private rood terrace enclosed by railings and with stairs giving rear access.

**LEASEHOLD**

The term of the lease for this property is 199 years from 1990. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £40 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £1,700 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.



*Floor Plans...*

