

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

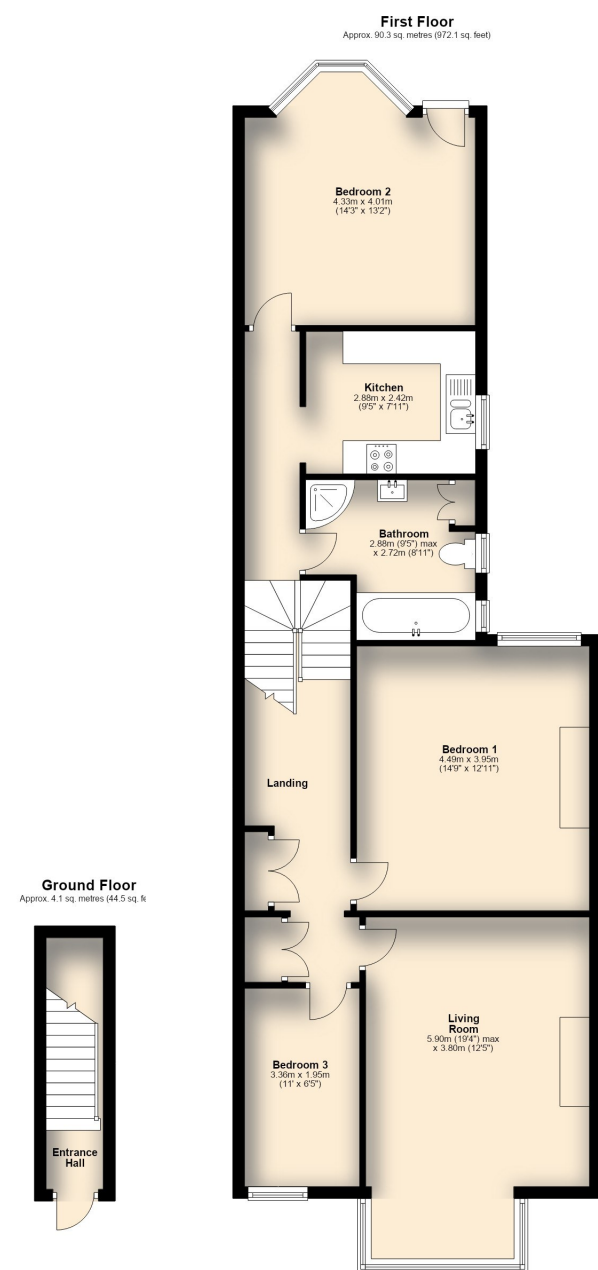
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

13/J/26 6085

Floor Plans...



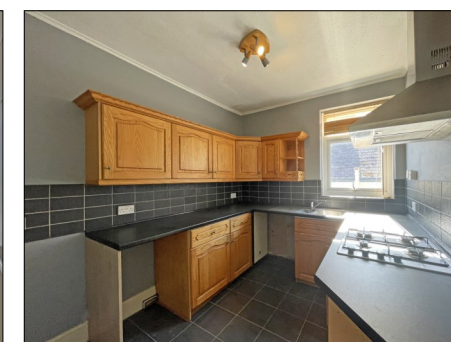
Further Information...

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.

PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



CENTRALLY LOCATED
PARTICULARLY SPACIOUS
BAY FRONTED LIVING ROOM
THREE BEDROOMS
DOUBLE GLAZING
CENTRAL HEATING
NO ONWARD CHAIN

**First Floor Flat, 26 Beechwood Avenue,
Mutley, Plymouth, PL4 6PW**

We feel you may buy this property because...
'Of the prime central location and spacious
accommodation on offer.'

£180,000

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

Number of Bedrooms
Three Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Permit Parking

Outside Space
Shared Courtyard

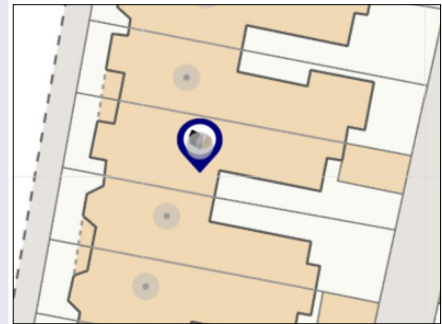
Council Tax Band
A

Council Tax Cost 2026/2027
Full Cost: £1,627.90
Single Person: £1,220.93

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,100
Home or Investment
Property: £10,100

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 first-floor flat is located within a prime central location and boasts particularly spacious accommodation throughout. Internally property offers a bay fronted lounge, three bedrooms (two large double and a single), kitchen and bathroom. Further benefits include double glazing, central heating and access to a shared courtyard. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate the size and central location of this particularly spacious home.

The Accommodation Comprises...

GROUND FLOOR

COMMUNAL ENTRANCE

Entry is via part glazed entrance door opening into the communal entrance vestibule and hallway with feature tiled flooring, decorative dado rail, decorative coving to ceiling and private door ahead opening into the entrance hall of the first floor flat.

ENTRANCE HALL

With stairs rising to the first-floor landing with a decorative newel post.

FIRST FLOOR

LANDING

A lovely large landing area with two built storage cupboards, radiator, coving to ceiling, access to the main and rear loft spaces, obscure double-glazed window to rear.

LIVING ROOM

5.90m (19'4") max x 3.80m (12'5")

A lovely reception space with double glazed box window to the front, decorative fireplace, radiator, picture rail, wall lights and coving to ceiling.

BEDROOM 1

4.49m (14'9") x 3.95m (12'11")

A good-sized double bedroom with double glazed window to the rear, fitted bedroom suite comprising built-in wardrobes and overhead storage cupboards, radiator.



BEDROOM 3

3.36m (11') x 1.95m (6'5")

With double glazed window to the front, radiator, picture rail, coving to ceiling.

BATHROOM

2.88m (9'5") max x 2.72m (8'11")

Fitted with a modern four-piece white suite comprising, panelled bath with separate hand shower attachment, pedestal wash hand basin, shower cubicle with fitted shower above, low-level WC, tiled surround, chrome radiator/towel rail, wall mounted mirrored cabinet, obscure double glazed windows to the side, cupboard housing the wall mounted boiler serving the heating system and domestic hot water, tiled flooring.

KITCHEN

2.88m (9'5") x 2.42m (7'11")

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, spaces for fridge and freezer, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the side, tile effect laminate flooring.

BEDROOM 2

4.33m (14'3") x 4.01m (13'2")

Another good-sized double bedroom that could also make a second reception room, with double glazed bay window to the rear, coving to ceiling, uPVC door opening to the rear of the property onto a staircase allowing rear access.



OUTSIDE

We're informed the first floor flat has shared access to the courtyard garden.

LEASE DETAILS

The vendor informs us they will extend the length of the lease during the conveyancing process as the current term of the lease for this property is 99 years from 1983 (56 years remaining). This information was gathered from the information held by the Land Registry. We have also been advised by the seller that the ground rent is peppercorn. 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.

