

Contact us

Can We Help Further?

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

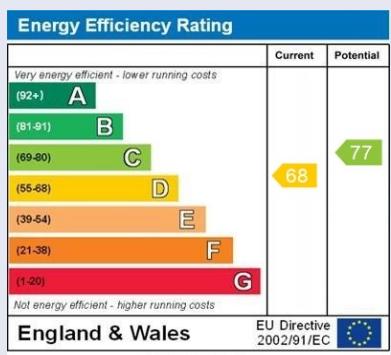
(01752) 772846

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:
09/A/26 5850



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.

Draft Details – Not Approved & Subject To Change



10B Ford Park Road, Mutley, Plymouth, PL4 6QY

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

£135,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street 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: £200
Home or Investment
Property: £6,950

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

Introducing...

This particularly spacious ground floor flat is located within a prime central location and lies close to a number of shops and amenities. Internally the accommodation comprises bay fronted living room which is open plan to the kitchen, there are two large double bedrooms and a modern shower room. Further benefits include double glazing, central heating and some original period features. Plymouth Homes recommend an early viewing.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a secure communal main entrance and hallway with private door to the right side opening into the ground floor flat.

ENTRANCE HALL

With radiator, wood effect laminate flooring and understairs storage cupboard.

LIVING ROOM

4.52m (14'9") x 4.42m (14'6")

A lovely sized reception space with double glazed bay window to the front, decorative fireplace, radiator, picture rail, decorative coving to ceiling with ceiling rose, open plan into the kitchen.

KITCHEN

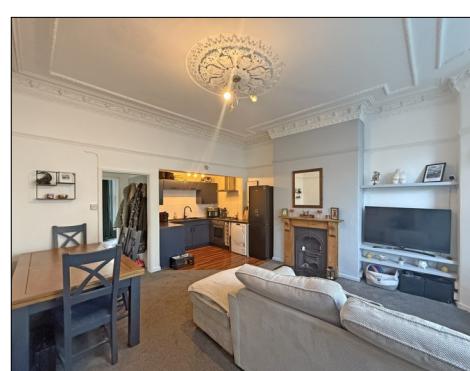
2.55m (8'4") x 1.45m (4'9")

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, tiled splashbacks, spaces for fridge/freezer, washing machine and tumble dryer, fitted electric oven and four ring gas hob with stainless steel cooker hood above.

BEDROOM 2

3.80m (12'5") x 2.92m (9'6")

A good-sized double bedroom with double glazed window to the rear, radiator, picture rail, decorative panelled walls, coving to ceiling with ceiling rose.



SHOWER ROOM

2.07m (6'9") x 1.95m (6'4")

Fitted with a three-piece suite comprising double shower enclosure with fitted shower above and shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, obscure double-glazed window to the side, tiled flooring, wall mounted chrome towel rail.

BEDROOM 1

4.39m (14'4") x 3.13m (10'3")

A lovely large double bedroom with double glazed window to the rear, radiator, built in storage cupboard with hanging, shelving and housing the wall mounted boiler serving the heating system and domestic hot water.

LEASEHOLD

The owners inform us they are in the process of extending the lease to 999 years and any purchase will be dependent on this extension being completed. We have also been advised by the seller that there's no ground rent, the flat benefits from a share of the freehold, and at the time of listing the property, the maintenance payments for the building are shared equally. 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.

Ground Floor
Approx. 68.4 sq. metres (736.1 sq. feet)

