

## Contact us

**Central Plymouth Office**  
22 Mannam 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/E/25 5721**

## 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 highly competitive fee of only £50 plus VAT. 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



**WELL PRESENTED  
THROUGHOUT**

**GROUND FLOOR APARTMENT  
ALLOCATED PARKING SPACE**

**DOUBLE BEDROOM  
CLOSE TO DERRIFORD &  
NUFFIELD HOSPITALS  
NO ONWARD CHAIN**

**Flat 1, 10 Fox Glove Gardens, Derriford,  
Plymouth, PL6 8EZ**

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

'Of the well-presented accommodation and location on offer.'

**Offers in Excess of  
£150,000**

[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	70	70
(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

Standard Construction

Heating System

Electric Heating

Water Meter

Yes

Parking

Allocated Parking

Outside Space

Communal Garden

Council Tax Band

TBC

Council Tax Cost 2025/2026

Full Cost: TBC

Single Person: TBC

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £500

Second Home or Investment

Property: £8,000

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

Introducing...

This well presented ground floor apartment is situated in a convenient location to take advantage of its close proximity to Derriford and Nuffield Hospitals. The newly formed St Matthews C of E academy is also a short walk from the apartment. The accommodation comprises: entrance hall, storage cupboard, bathroom, bedroom with dual aspect, living room and modern fitted kitchen. Further benefits include double glazing and electric heating. Externally there is an allocated parking space with an electric charger and also and access to communal garden. The property is being offered to the market with no onward chain. An internal inspection can be highly advised.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a secure communal entrance with access into Flat 1.

ENTRANCE HALL

With electric radiator, built in storage cupboard.

LIVING ROOM

4.04m (13'3") x 3.80m (12'6")

A good sized reception room with electric radiator, opening leading into the kitchen.

KITCHEN

4.04m (13'3") x 2.43m (8')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, fitted electric oven, four ring electric hob with cooker hood above, built-in washer/drier, space for fridge/freezer, double glazed window to the front built in storage cupboard.

BEDROOM

3.63m (11'11") x 3.50m (11'6")

A double bedroom with double glazed windows to the side and rear, electric radiator.

BATHROOM

2.73m (9') x 2.42m (7'11")

Fitted with a three-piece suite comprising panelled bath with shower above, wash hand basin, low-level WC, tiled splashbacks, electric radiator. Frosted double glazed window to the side.

OUTSIDE

PARKING

The property has an allocated parking space with access to its own electric charging unit.

GARDENS

The property has access to a communal garden behind the block which we are advised by the seller is nearing completion.

LEASE DETAILS

The term of the lease for this property is 999 years from 2024. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent and maintenance payments combined are approximately £1,000 per annum. 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.

