

## 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:

13/C/26 5900

## 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



**14 Echo Crescent, Manadon Park,  
Plymouth, PL5 3UQ**

**SECOND FLOOR FLAT  
WELL-PROPORTIONED  
2 DOUBLE BEDROOMS  
SPACIOUS LIVING ROOM  
EN-SUITE SHOWER ROOM  
ALLOCATED PARKING  
NO ONWARD CHAIN**

*We feel you may buy this property because...*  
'Of the popular residential location and spacious accommodation on offer.'

**£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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	79

England & Wales EU Directive 2002/91/EC  
WWW.EPC4U.COM

## Number of Bedrooms

Two Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Allocated Parking

## Outside Space

Communal Gardens

## Council Tax Band

B

## Council Tax Cost 2025/2026

Full Cost: £1,808.67

Single Person: £1,356.50

## Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £500

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.

## Title Plan Guideline



## Introducing...

This well-proportioned, second floor flat is offered for sale with no onward chain. Internally the accommodation offers entrance hall, living room with Juliette Balcony enjoying the rear outlook across the communal gardens, kitchen, two double bedrooms, en-suite and main bathroom. Further benefits include double glazing, central heating and an allocated parking space. Plymouth Homes advise an early viewing to appreciate this perfect first time buy or investment property.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

Entry is via a secure, communal entrance with stairs rising to the second-floor landing and a private door into flat 14 into the entrance hall.

### SECOND FLOOR

#### ENTRANCE HALL

With radiator, wall mounted entry phone, two built in storage cupboards.

#### BEDROOM 1

**4.08m (13'5") x 3.20m (10'6")**

A good-sized double bedroom with double glazed window to the front, radiator, built in wardrobe, door opening into the en-suite.

#### EN-SUITE

**2.89m (9'6") x 1.00m (3'3")**

Fitted with a three-piece suite comprising, pedestal wash hand basin, recessed shower enclosure with fitted shower above, low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double-glazed window to the side, radiator.

#### BEDROOM 2

**3.91m (12'10") x 2.64m (8'8") max**

A second double bedroom with double glazed window to the front, radiator, built in wardrobe.

#### BATHROOM

**2.46m (8'1") x 1.83m (6')**

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



### KITCHEN

**2.81m (9'3") x 1.80m (5'11")**

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, splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, integrated fridge and freezer, space for washing machine, fitted electric oven and four ring electric hob with cooker hood above, double glazed window to the side, radiator.

### LIVING ROOM

**5.76m (18'11") x 3.02m (9'11")**

A good-sized reception space with double glazed window and uPVC glazed double doors with Juliette balcony, both enjoying the rear outlook over the communal garden, radiator.

### OUTSIDE:

To the rear of the building is a well maintained communal, lawned garden with mature trees.

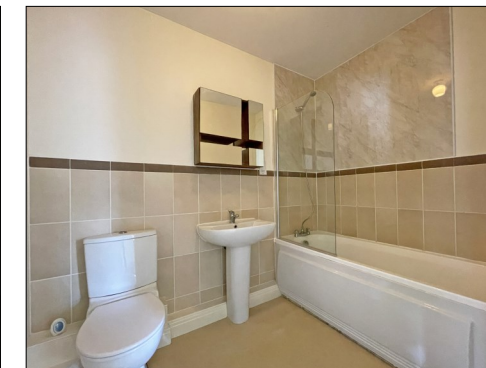
### PARKING

The property benefits from an allocated parking space located to the front of the building.

### LEASEHOLD

The term of the lease for this property is 125 years from 2005. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £150 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £2,100 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...

