

## Contact us

Central Plymouth Office  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA  
**(01752) 514500**

North Plymouth and  
Residential Lettings Office  
56 Morshead Road  
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Plymouth  
PL6 5AQ  
**(01752) 772846**

Email Us  
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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:  
19/F/26 5997

## 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



FIRST FLOOR  
PRIVATE ENTRANCE  
LIVING ROOM  
DOUBLE BEDROOM  
DOUBLE GLAZING  
CENTRAL HEATING  
NO ONWARD CHAIN

**79A North Prospect Road, North Prospect,  
Plymouth, PL2 3JA**

*We feel you may buy this property because...  
'the spacious accommodation would make  
the perfect first-time home.'*

**£85,000**

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

**Number of Bedrooms**

One Bedroom

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

On Street Parking

**Outside Space**

Communal Garden

**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: Nil

Home or Investment

Property: £4,250

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

**Introducing...**

This spacious, purpose built flat is positioned on the first floor of this development and would make the perfect first-time home. Internally the accommodation offers: entrance hall, living room, kitchen, double bedroom and shower room. Further benefits include a private main entrance, double glazing, central heating, loft access and surrounding communal gardens. Offered for sale with no onward chain, Plymouth Homes advise an early viewing.

**The Accommodation Comprises...****GROUND FLOOR**

A gate and shared pathway from the roadside leads to the rear of the building where steps then rise to the first-floor level and a private, uPVC half glazed entrance door opening into the entrance hall.

**FIRST FLOOR****ENTRANCE HALL**

With radiator, dado rail, access to the loft space and built in storage cupboard.

**LIVING ROOM**

**4.47m (14'8") x 3.95m (12'11")**

A good-sized reception space with two double glazed windows to the front rear, walk in storage cupboard, radiator, dado rail, coving to ceiling, door into the kitchen.

**KITCHEN**

**3.45m (11'4") x 1.80m (5'11")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, space for washing machine, fitted oven and four ring gas hob with cooker hood above, double glazed window to the front, walk in storage cupboard.

**BEDROOM**

**3.67m (12') x 3.35m (11')**

A double bedroom with double glazed window to the rear, radiator, built in storage cupboard.

**SHOWER ROOM**

**2.01m (6'7") x 1.80m (5'11")**

Fitted with a three-piece suite comprising shower cubicle with fitted electric shower above, pedestal wash hand basin, tiled surround, low-level WC, obscure double-glazed window to the rear, radiator.

**OUTSIDE**

Surrounding the building are communal lawned garden areas, the rear with communal washing lines.

**LEASEHOLD**

The term of the lease for this property is 125 years from 1992. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £10 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £1,060 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.

**Floor Plans...**