

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

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:

11/I/26 6059

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...

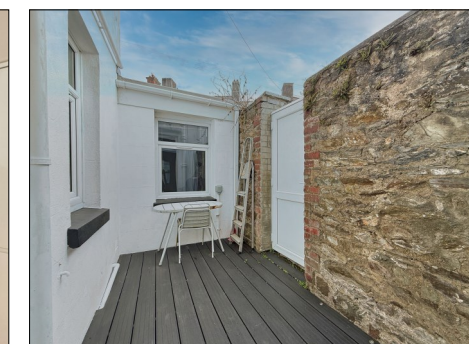
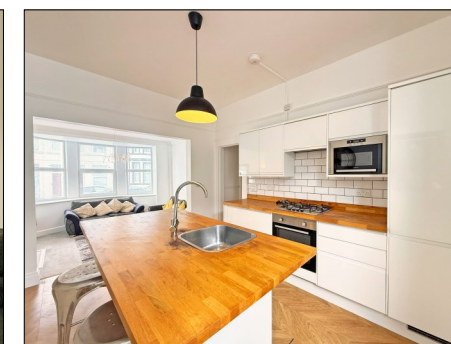
Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before 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



TWO DOUBLE BEDROOMS

WELL PRESENTED

MODERN KITCHEN

PRIVATE COURTYARD

DOUBLE GLAZING

CENTRAL HEATING

NO ONWARD CHAIN

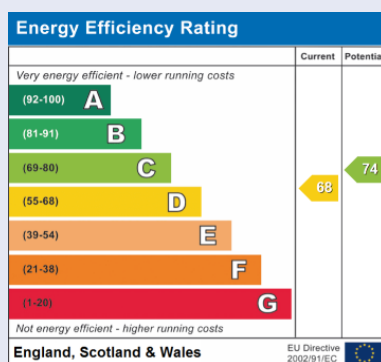
Ground Floor Flat, 68 Whittington Street, Pennycomequick, Plymouth, PL3 4EQ

We feel you may buy this property because...

'This spacious ground floor flat is well presented throughout and offered for sale with no onward chain'

£155,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Bedrooms

Property Construction
Solid Stone Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street Parking

Outside Space
Private 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: £600
Second Home or Investment Property: £8,350

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 flat is positioned in a sought after central location. The spacious accommodation comprises: entrance hall, lounge, kitchen/breakfast room, utility cupboard, two double bedrooms and a bathroom. Externally the property has an enclosed courtyard with composite decking. Offered for sale with no onward chain, Plymouth Homes highly recommend this stylish home.

The Accommodation Comprises...

GROUND FLOOR

Communal entrance door opening to the communal hallway. Door to the ground floor flat.

ENTRANCE HALLWAY

Three storage cupboards.

LOUNGE

4.69m (15'5") max x 4.06m (13'4")

Double glazed bay window to the front, ornate fire grate set in a feature fire surround with a tiled hearth, radiator, coved ceiling.

KITCHEN/DINING ROOM

3.94m (12'11") x 3.39m (11'1")

Modern kitchen fitted with a matching range of base and eye level units with wood block work surfaces above, central island with an inset stainless steel sink, tiled splashbacks, integrated fridge/freezer and slimline dishwasher, fitted electric oven with four ring gas hob and cooker hood above, built-in microwave, radiator, picture rail, breakfast bar, part glazed door opening to the courtyard.

BEDROOM 1

4.06m (13'4") max x 2.74m (9')

Double glazed window to the courtyard, skylight window, radiator, recessed spotlights.

BEDROOM 2

3.47m (11'5") max x 2.17m (7'1")

Skylight window, radiator.



UTILITY CUPBOARD

Plumbing for washing machine, wall mounted gas combination boiler.

BATHROOM

Modern suite with comprising a ‘P’ shape panelled bath with a shower and screen above, wash hand basin, low-level WC, part tiled walls, extractor fan, shaver point, frosted double glazed window to side, radiator, sensor recessed spotlights.

OUTSIDE

COURTYARD

3.36m (11') x 1.88m (6'2")

Composite decking, stone wall with a side access gate, external power point, outside water tap.

LEASE DETAILS

The term of the lease for this property is 999 years from December 2001. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is peppercorn, and the service charge is 50/50, to be split between the two flats. This will be verified by the purchaser’s 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.

