

Contact us

Central Plymouth Office

22 Mannam Road

Mutley Plain

Plymouth

PL4 7AA

(01752) 514500

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Plymouth

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(01752) 772846

Email Us

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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:

23/1/26 6067

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



RETIREMENT COMPLEX
THIRD FLOOR APARTMENT
ONE BEDROOM
COMMUNAL PARKING
SOUTH FACING BALCONY
NO ONWARD CHAIN

**Flat 48 Wesley Court, 1 Millbay Road,
Plymouth, PL1 3LB**

We feel you may buy this property because...
'Of the accommodation, location and retirement facilities on offer.'

£130,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England, Scotland & Wales	EU Directive 2002/91/EC	

Number of Bedrooms

One Bedroom

Property Construction

Traditional Construction

Heating System

Electric Heating

Water Meter

TBC

Parking

Non Allocated Communal
Car Park

Outside Space

Communal Gardens

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: £100
Home or Investment
Property: 6,600

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

Introducing...

Plymouth Homes are delighted to present to the market this third floor apartment situated within the retirement complex “Wesley Court”. Wesley Court is a retirement complex, strictly for the over 60's, and located on the fringe of the city centre with easy access to Plymouth's numerous amenities and transport links. In brief, the south facing apartment comprises: lounge/dining room, private balcony, kitchen, double bedroom and shower room. In addition there are further communal residents’ facilities, to include an in house care manager, resident's lounge, library, cinema/tv room, laundry and guest suite available for visiting friends or relatives. Offered for sale with no onward chain Plymouth Homes would advise an early viewing to appreciate the location and size of this spacious home.

The Accommodation Comprises...

ENTRANCE HALL

Coved ceiling, large walk-in storage cupboard housing the hot water cylinder, meter cupboard, door to:

LOUNGE/DINING ROOM

5.80m (19') max x 3.26m (10'8")

Night storage heater, coved ceiling, decorative coal effect electric fire set in a feature surround, double glazed door to the balcony, double doors opening to:

KITCHEN

2.37m (7'9") x 2.18m (7'2")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel unit with a single drainer and mixer tap, tiled splashbacks, integrated fridge and freezer, electric oven, four ring ceramic hob with a cooker hood above, double glazed window to the rear, coved ceiling.

BEDROOM

4.76m (15'8") x 2.81m (9'3")

Double glazed window to the rear, fitted double wardrobe with mirrored doors, night storage heater, coved ceiling.

SHOWER ROOM

Suite comprising a double shower cubicle, vanity wash hand basin, low-level WC, heated towel rail, extractor fan, shaver point and light, tiled walls, wall mounted heater.

BALCONY

A rear, south facing balcony which is enclosed by a glass balustrade.

OUTSIDE

To the rear of the building the property offers gated grounds which incorporate residents and visitors parking and various southerly facing communal garden areas for residents’ use. We are informed that parking is on a non-allocated basis.

LEASE DETAILS

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 TBC. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are £1,464.30 every six months. 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...

