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

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

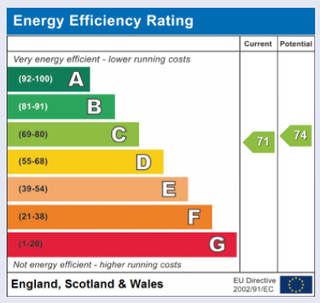
9.15am—5.30pm

Saturday

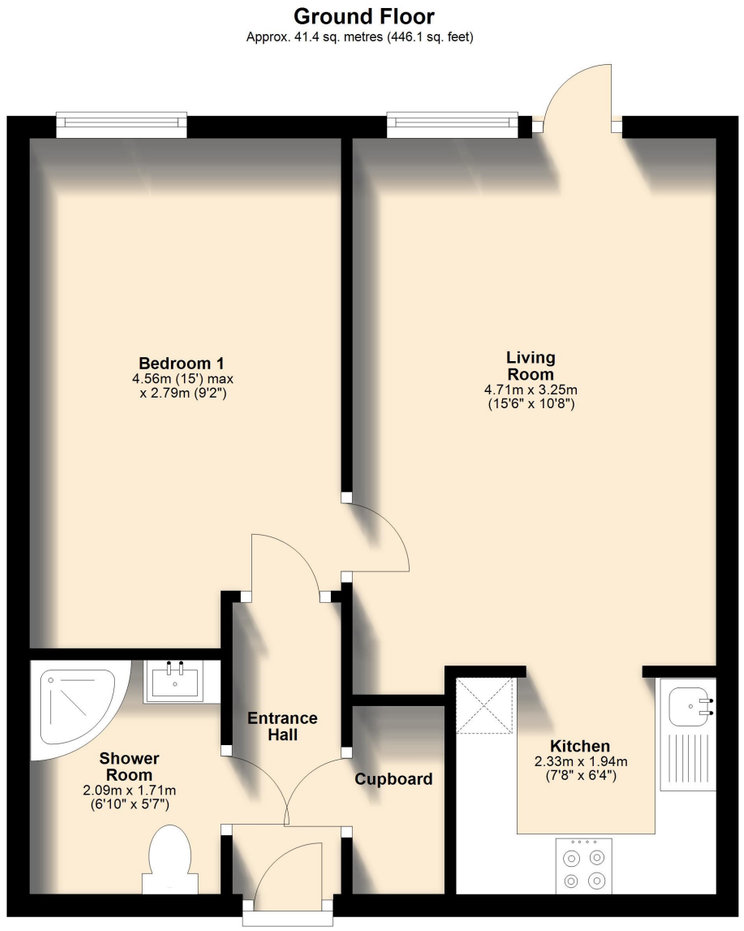
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 13/E/26 5960



Floor Plans...



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

GROUND FLOOR FLAT

WELL-PRESENTED

DOUBLE BEDROOM

MODERN KITCHEN

MODERN SHOWER

COMMUNAL GARDENS

NO ONWARD CHAIN

Flat 7 Elim Court, Elim Terrace, Peverell, Plymouth, PL3 4QB

We feel you may buy this property because...

'Of the popular residential location and well-maintained accommodation on offer.'

£110,000

www.plymouthhomes.co.uk

Number of Bedrooms
One Bedroom

Property Construction
Cavity Brick Walls

Heating System
Electric Heating

Water Meter
No

Parking
Resident's Parking

Outside Space
Communal Garden

Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: Nil
Second Home or Investment Property: £5,500

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 set within a well-maintained, purpose-built retirement development in Peverell, strictly for the over 55's. The property enjoys ground floor, level access and has direct access to the well-maintained communal gardens. Internally the accommodation offers a lovely living room, modern fitted kitchen, double bedroom with built in wardrobes and a modern shower room. Further benefits include double glazing, electric heating and a monitored resident's personal alarm system. Other facilities include an in-house manager, 24-hour emergency care line, laundry facilities, guest suite for visitors/family members and a residents' lounge, where a wide range of social events are held. Externally is a lovely, well-maintained and west facing communal garden and resident's parking area, subject to availability. Offered for sale with no onward chain, Plymouth Homes highly recommend an internal inspection to appreciate everything the apartment has to offer.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a secure communal main entrance opening to the main hallway of the development. From here there is level access to the flat and access to all the communal residents' facilities including the gardens and parking.

FLAT 7

ENTRANCE HALL
With wall mounted entry phone, coving to ceiling, doors to all rooms.

LIVING ROOM
4.71m (15'6") x 3.25m (10'8")
A lovely reception space with uPVC double glazed window and glazed door giving rear access to the communal gardens, electric storage heater, wall lights, coving to ceiling, coal effect electric fire set within a feature wooden and stone surround, open plan into the kitchen.

KITCHEN
2.33m (7'8") x 1.94m (6'4")
Re-fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, splashbacks, extractor fan, under-unit lighting, integrated fridge and freezer, fitted electric oven and four ring electric hob with cooker hood above, coving to ceiling.

BEDROOM 1
4.56m (15') max x 2.79m (9'2")
A good-sized double bedroom with double glazed window to the rear, fitted bedroom suite comprising built-in wardrobes with overhead storage cupboard, dressing table and bedside cabinet, electric storage heater, wall lights, coving to ceiling.

SHOWER ROOM
2.09m (6'10") x 1.71m (5'7")
Fitted with a modern three-piece suite comprising shower cubicle with fitted electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, electric towel rail, electric fan heater, extractor fan, wall mounted cabinet, tiled splashbacks.

CUPBOARD
1.68m (5'6") x 0.83m (2'9")
Ideal for storage, with shelving and also housing the multi point electric water heater.

OUTSIDE
Within the centre of the development, there are parking spaces which are non-allocated and subject to availability. To the rear of the building, residents' also have access to a well maintained, west facing communal garden with patio area.

LEASEHOLD
The remaining term of the lease for this property is 62 years. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £314 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance/service charge is approximately £3,095.88 per annum. This will be verified by the purchaser's legal advisor during the conveyancing process.

AGENT'S NOTE
We're informed there is an event fee of 1%, payable to the freeholder each time the property is sold.