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

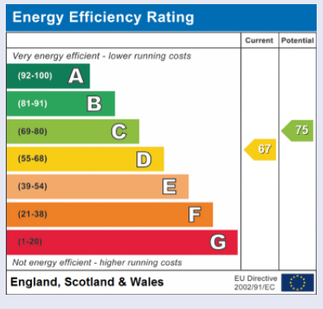
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 13/E/26 5958



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

PURPOSE BUILT

FIRST FLOOR

ONE BEDROOM

OPEN PLAN LIVING

ALLOCATED PARKING

COMMUNAL GARDEN

NO ONWARD CHAIN

109 Pinewood Drive, Woolwell, Plymouth, PL6 7SP

We feel you may buy this property because…

'Of the popular residential location.'

£90,000

www.plymouthhomes.co.uk

Number of Bedrooms
One Bedroom

Property Construction
Cavity Brick Walls

Heating System
Electric Heating

Water Meter
Yes

Parking
Allocated Parking

Outside Space
Communal Garden

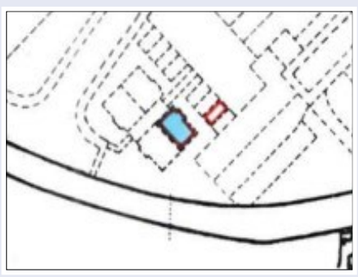
Council Tax Band
A

Council Tax Cost 2026/2027
Full Cost: £1,726.30
Single Person: £1,294.73

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: Nil
Home or Investment Property: £4,500

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…

Located within the popular residential area of Woolwell, this first-floor flat is offered for sale with no onward chain and would make the ideal first-time home. Internally the property comprises entrance hall, bedroom, shower room and an open plan living room incorporating the lounge/dining and kitchen areas. The property also has double glazing, electric heating and externally there is an allocated parking space and communal lawned garden to the rear. Plymouth Homes recommend an early viewing.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a secure communal entrance and hallway with rear door to the communal garden and stairs to the first-floor landing.

FIRST FLOOR
With private door into the entrance hall.

ENTRANCE HALL
With wall mounted electric heater and entry phone, access to the loft space, built in storage cupboard.

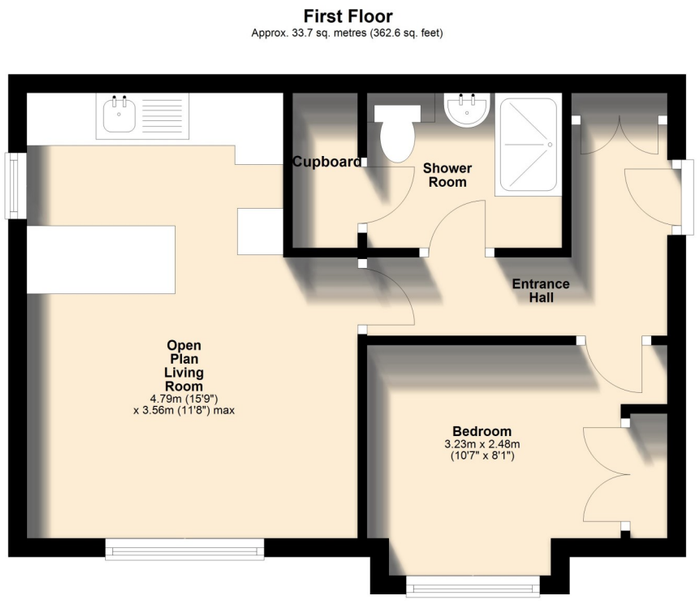
OPEN PLAN LIVING ROOM
4.79m (15'9") x 3.56m (11'8") max
An open planning living area incorporating the lounge/dining and kitchen areas. The kitchen is fitted with a matching range of base and eye level units with worktop space above, breakfast bar, sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge, freezer, washing machine and cooker, double glazed windows to the front and side, wall mounted electric heater. Please note the white goods are included with the sale

BEDROOM
3.23m (10'7") x 2.48m (8'1")
With double glazed window to the front, built in wardrobe, wall mounted electric heater.

SHOWER ROOM
2.10m (6'11") x 1.67m (5'6")
Fitted with a three-piece suite comprising shower cubicle with fitted electric shower above, pedestal wash hand basin, low-level WC, electric fan heater, extractor fan, tiled splashback, built in storage cupboard.

OUTSIDE:
The property benefits from and allocated parking space at the front of the building and access to a rear communal garden area.

Floor Plans...



LEASEHOLD
The term of the lease for this property is 999 years from 1991. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the combined ground rent/service charge is £1,215 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.