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Opening Hours

Monday - Friday

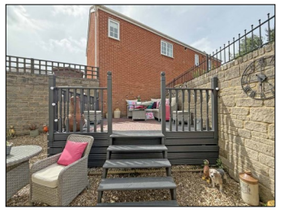
9.15am—5.30pm

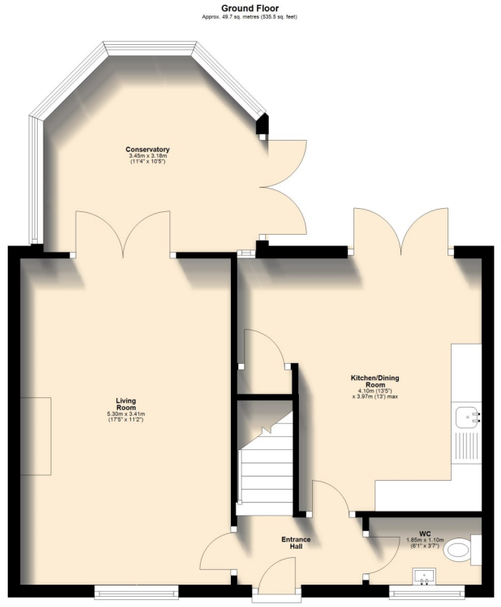
Saturday

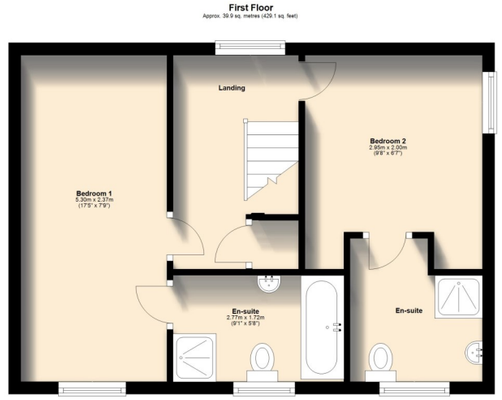
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 13/C/26 5899

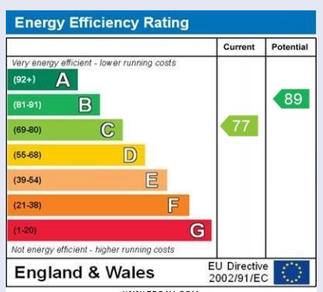






Further Information…

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

DETACHED PROPERTY

BEAUTIFULLY PRESENTED

CONSERVATORY

TWO BEDROOMS

(FORMERLY THREE)

TWO PARKING SPACES

DESIRABLE LOCATION

75 Frobisher Approach, Manadon Park, Plymouth, PL5 3UZ

We feel you may buy this property because…

'Of the beautiful and versatile accommodation on offer.'

£300,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
No

Parking
Two Parking Spaces

Outside Space
Rear Garden

Council Tax Band
D

Council Tax Cost 2025/2026
Full Cost: £2,325.42
Single Person: £1,744.07

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £5,000
Home or Investment Property: £20,000

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…

Plymouth Homes are delighted to present this stunning detached home located within the popular Manadon Park development. Formerly a three-bedroom home, the property has been converted by the current owner to now offer two large double bedrooms, both with en-suite, but could be converted back to offer the three original bedrooms. The remaining accommodation offers entrance hall, a lovely lounge, conservatory, kitchen/dining room and downstairs wc. Further benefits include double glazing, central heating and externally there is a well maintained, south facing garden and two allocated parking spaces. Plymouth Homes highly recommend an internal inspection of this beautiful to appreciate the accommodation and versatility on offer.

The Accommodation Comprises…

GROUND FLOOR

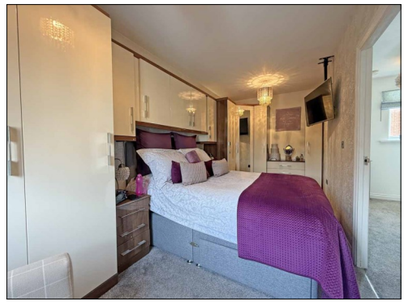
ENTRANCE
Part glazed entrance door opening to:

ENTRANCE HALL
With stairs rising to the first floor landing, radiator.

LIVING ROOM
5.30m (17'5") x 3.41m (11'2")
A lovely sized reception room with uPVC double glazed window to the front, radiator, media wall with inset log effect gas fire and space for television, uPVC double glazed door proving access into the conservatory.

DOWNSTAIRS WC
1.85m (6'1") x 1.10m (3'7")
Modern suite comprising vanity wash hand basin with storage underneath, low-level WC, radiator, obscure double-glazed window to the front, tiled flooring,

KITCHEN/DINING ROOM
4.10m (13'5") x 3.97m (13')
A modern fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and range cooker, double glazed window to the rear, understairs storage cupboard, radiator, double doors opening into the rear garden.



CONSERVATORY
3.45m (11'4") x 3.18m (10'5")
With double glazed windows to the side and rear, radiator, uPVC glazed double doors opening to the garden.

FIRST FLOOR

LANDING
With double glazed window to the rear, radiator, airing cupboard.

BEDROOM ONE
5.30m (17'5") x 2.37m (7'9")
A good sized double bedroom with double glazed window to the front, fitted with a range of wardrobes, radiator, door into the en-suite.

EN-SUITE BATHROOM
Fitted with a four piece suite comprising panelled bath with fitted shower off the mixer tap, pedestal wash hand basin, WC, separate shower cubicle, tiled splashbacks, heated towel rail, obscure double-glazed window to the front.

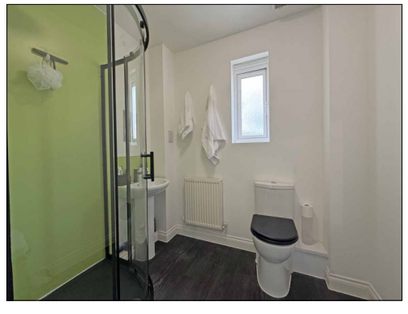
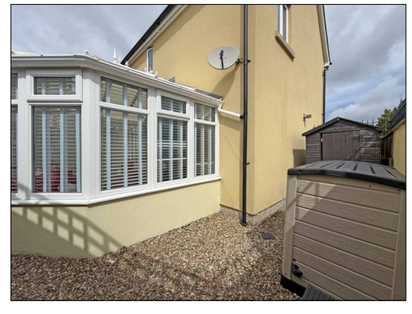
BEDROOM TWO
2.95m (9'8") x 2.00m (6'7")
A further double bedroom with double glazed window to the side, recessed storage areas, radiator, door into the en-suite.

EN-SUITE SHOWER ROOM
Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, obscure double-glazed window to the front, radiator.

OUTSIDE

FRONT
A low maintenance front garden, enclosed by railings with a pathway leading to the main entrance.

REAR
A triangular shaped garden which at the widest and longest points measures approximately **7.03m (23’01”) x 9.14m (30’08”)** with a decked seating area and low maintenance garden with stone chippings.

PARKING
We have been advised that the property has access to two parking spaces within close proximity to the property.

AGENT’S NOTE
We’re advised there is a yearly estate charge of £360 for the maintenance of the communal areas. We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.