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Opening Hours

Monday - Friday

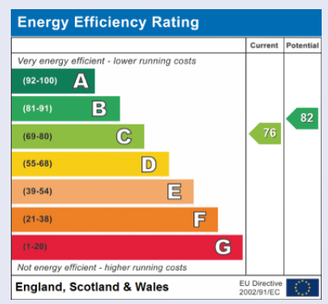
9.15am—5.30pm

Saturday

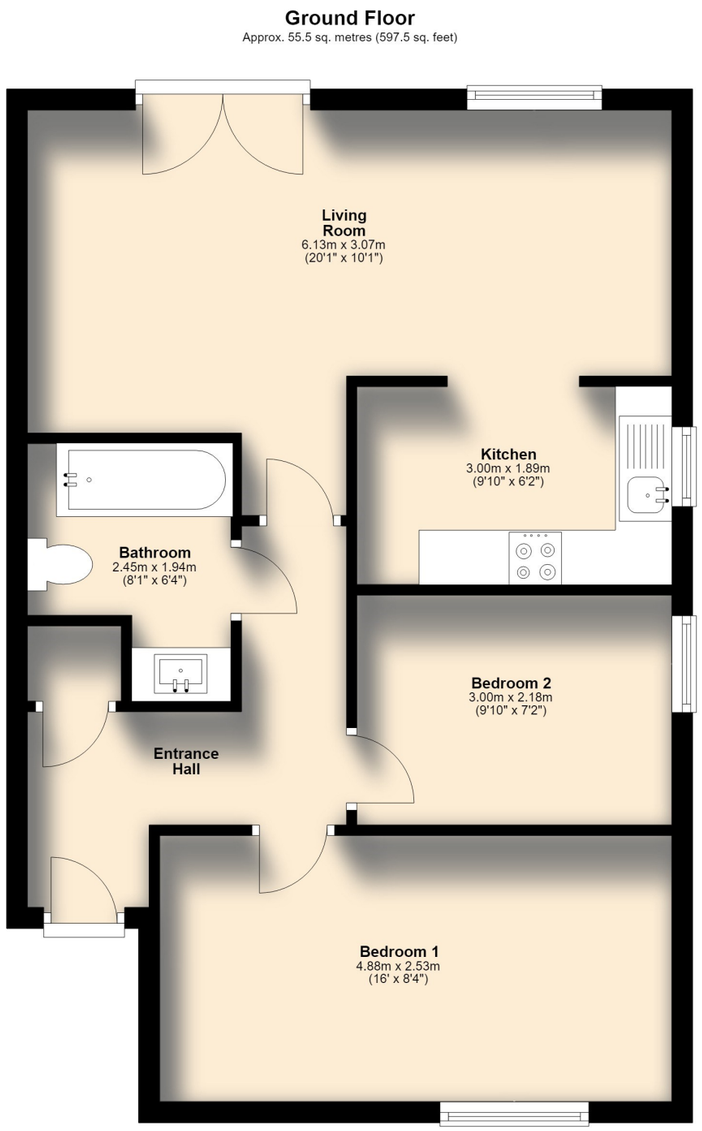
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 07/G/26 6015



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

SECLUDED POSITION

BEAUTIFULLY PRESENTED

2 DOUBLE BEDROOMS

SPACIOUS LIVING ROOM

MODERN KITCHEN

LOVELY REAR OUTLOOK

ALLOCATED PARKING

154C Aberdeen Avenue, Manadon Park, Plymouth, PL5 3UW

We feel you may buy this property because…

'Of the lovely position, spacious well-presented accommodation, and the lovely rear outlook.'

£140,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Electric Heating

Water Meter
Yes

Parking
Allocated Parking

Outside Space
Communal Garden

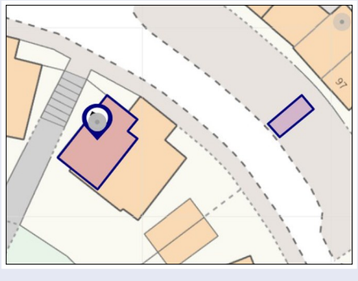
Council Tax Band
B

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £300
Home or Investment Property: £7,300

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…

This beautifully presented and particularly spacious, ground floor flat is located within a secluded position within Manadon Park and enjoys a lovely rear outlook across 'The Crescent'. Internally the property offers two good sized double bedrooms, a living room incorporating the lounge and dining areas, modern kitchen and bathroom. Further benefits include double glazing, electric heating and externally the property has an allocated parking space and access to both communal and public garden areas to the rear of the building. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate the presentation and position of this lovely home.

The Accommodation Comprises…

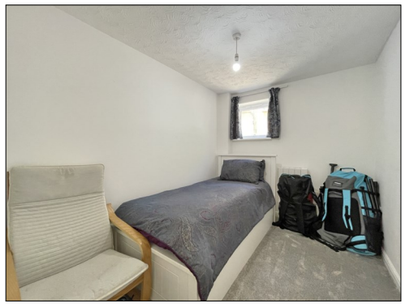
GROUND FLOOR

ENTRANCE
Entry is via a secure communal entrance and hallway with level access to the private entrance door to the flat, opening into the entrance hall.

ENTRANCE HALL
With wall mounted electric heater, built in airing cupboard housing the hot water cylinder.

LIVING ROOM
6.13m (20'1") x 3.07m (10'1")
A good-sized reception room incorporating the lounge and dining areas, with double glazed window to the rear, two wall mounted electric heaters, uPVC glazed double doors opening to the rear with a Juliet balcony and enjoying the lovely rear outlook across 'The Crescent', open plan into the kitchen.

KITCHEN
3.00m (9'10") x 1.89m (6'2")
Fitted with a matching range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer and washing machine, fitted electric oven and four ring electric hob with cooker hood above, double glazed window to the side, tiled flooring.



BEDROOM 1
4.88m (16') x 2.53m (8'4")
A lovely, large double bedroom with double glazed window to the front, wall mounted electric heater.

BEDROOM 2
3.00m (9'10") x 2.18m (7'2")
A second double bedroom with double glazed window to the side, wall mounted electric heater.

BATHROOM
2.45m (8'1") x 1.94m (6'4")
Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, shower screen, low level wc, vanity wash hand basin with cupboard storage below, tiled splashbacks, extractor fan, shaver point, tiled flooring.

OUTSIDE:

REAR
Adjoining the rear of the building, access is given to a communal garden area, enclosed by stone walls. Beyond this is a further area of public grassland backing onto woodland.

PARKING
Opposite the front of the building the property benefits from and allocated parking space.

LEASEHOLD
The term of the lease for this property is 999 years from 2002. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £326.58 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £1,684.00 per year. 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.