

Contact us

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**North Plymouth and
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Opening Hours

Monday - Friday

9.15am—5.30pm

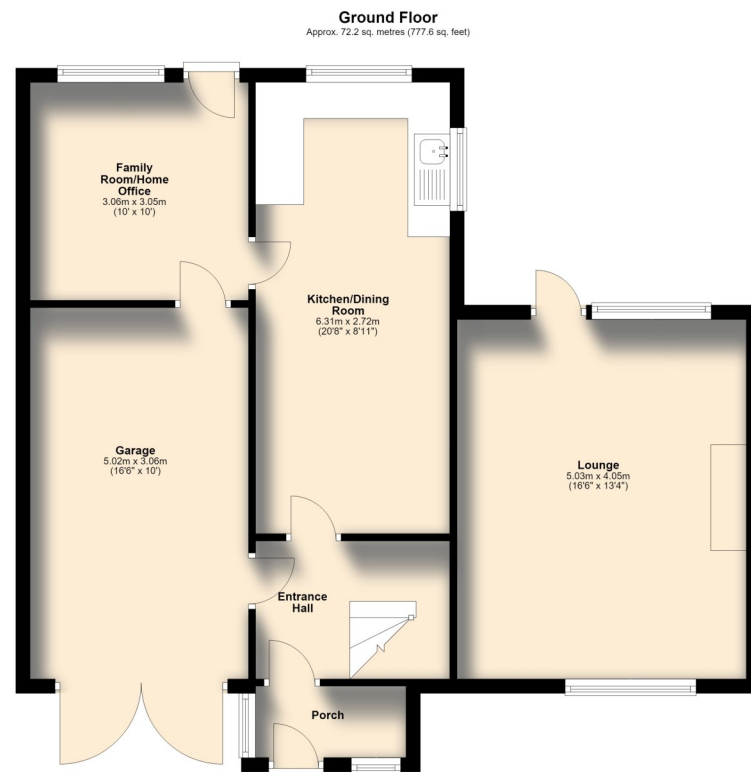
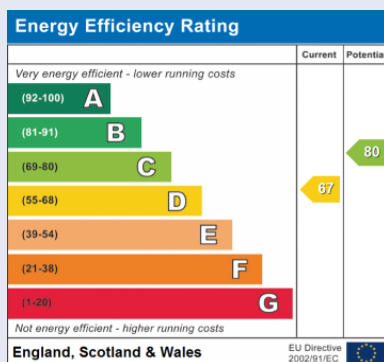
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

07/H/26 6033



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



**EXTENDED HOME
3 DOUBLE BEDROOMS
LARGE LOUNGE
KITCHEN/DINING ROOM
FAMILY ROOM/OFFICE
WEST FACING GARDEN
NO ONWARD CHAIN**

**13 Manadon Drive, Manadon,
Plymouth, PL5 3DH**

We feel you may buy this property because...

‘Of the spacious accommodation, ever popular location and having no onward chain.’

£325,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
West Facing Garden

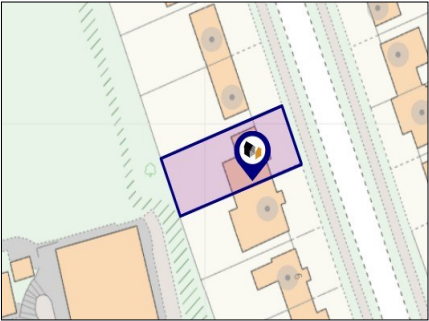
Council Tax Band
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Council Tax Cost 2026/2027
Full Cost: £2,170.53
Single Person: £1,627.90

Stamp Duty Liability
First Time Buyer: £1,250
Main Residence: £6,250
Home or Investment
Property: £22,500

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 Manadon, close to local schools and transport links, this extended semi detached home would make the perfect family home. Internally the accommodation offers: entrance porch and hallway, large lounge and kitchen/dining room, a versatile family room/home office, three double bedrooms and bathroom. Further benefits include double glazing, central heating, a good size integral garage, and externally there is a private driveway and a lovely, west facing rear garden. Offered for sale with no onward chain, Plymouth Homes recommend an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a glazed entrance door opening into the porch.

PORCH

2.11m (6'11") x 1.00m (3'3")

With obscure double-glazed window to the side, feature circular double-glazed window to the front, tiled flooring, door opening into the entrance hall.

ENTRANCE HALL

2.72m (8'11") x 1.93m (6'4")

With radiator, stairs rising to the first-floor landing with glass panelled balustrades, internal door into the garage.

LOUNGE

5.03m (16'6") x 4.05m (13'4")

A lovely sized reception room, with double glazed window to the rear, double glazed picture window to the front, wall mounted coal effect electric fire, radiator, uPVC glazed door opening to the rear garden.

KITCHEN/DINING ROOM

6.31m (20'8") x 2.72m (8'11")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, splashbacks, spaces for fridge/freezer, washing machine and cooker with wall mounted cooker hood above, double glazed windows to the side and rear, radiator, wood effect laminate flooring, door opening into the family room/home office.



FAMILY ROOM/HOME OFFICE
3.06m (10') x 3.05m (10')

A versatile room, ideally suited for a family/games room or perfect home office, with double glazed window to the rear, radiator, uPVC glazed door opening to the rear garden, internal door into the garage.

FIRST FLOOR

LANDING

With double glazed picture window to the front, cupboard housing the wall mounted boiler serving the heating system and domestic hot water, access to the loft space.

BEDROOM 1

5.03m (16'6") x 3.06m (10')

A lovely sized, double bedroom with double glazed picture window to the front, double glazed window to the rear, radiator, built in storage cupboard.

BEDROOM 2

4.05m (13'4") max x 2.94m (9'8")

A second double bedroom, with double glazed picture window to the rear, radiator.

BEDROOM 3

3.00m (9'10") x 2.72m (8'11")

A third double bedroom with double glazed window to the rear, built in wardrobe, radiator.



BATHROOM

1.99m (6'6") x 1.71m (5'7")

Fitted with a three-piece white suite comprising panelled bath with separate shower above, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, extractor fan, wall mounted mirror, obscure double-glazed window to the side, radiator, wood effect laminate flooring.

INTEGRAL GARAGE

5.02m (16'6") x 3.06m (10')

With light and power, wooden double doors to the driveway, doors to the entrance hall and family room/home office.

OUTSIDE:

FRONT

At the front the property is approached via a brick paved private driveway leading the entrance porch, the garage, a raised garden area and paved pathway to the side, leading onto the rear.

REAR

The rear opens to a lovely, enclosed and westerly facing garden measuring **15.19m (49'10") in length x 12.12 (39'9") in width**. Adjoining the property is a paved patio adjoining with steps descending to a lawned area with established borders and mature pear tree. A paved pathway then leads to a lower paved area accessing a garden shed.

