

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

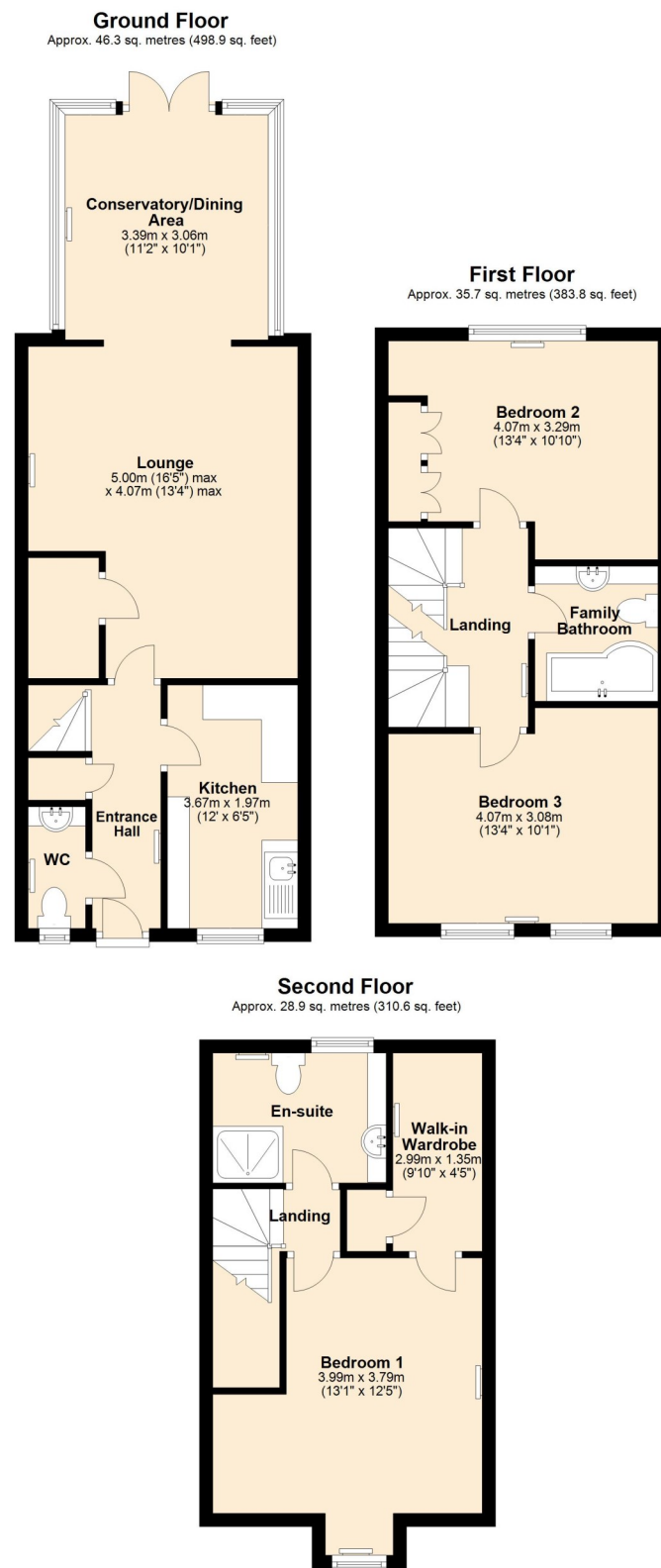
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

03/A/24 5360

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



BEAUTIFULLY PRESENTED
POPULAR LOCATION
THREE DOUBLE BEDROOMS
CONSERVATORY/DINING AREA
GARAGE AND PARKING
ENSUITE SHOWER ROOM

16 Temeraire Road, Manadon Park,
Plymouth, PL5 3UB

We feel you may buy this property because...
'Of the popular residential location and beautiful presentation.'

£290,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Number of Bedrooms
Three Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and Parking

Outside Space
Enclosed Rear Garden

Council Tax Band
D

Council Tax Cost 2023/2024
Full Cost: £2,111.56
Single Person: £1,583.69

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £4,500
Second Home or Investment Property: £19,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location
///gown.design.traded

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Low Risk

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 220Mbps

Introducing...

This beautifully presented and deceptively spacious home is located within the popular Manadon Park development. Internally the accommodation offers three double bedrooms, lounge, conservatory/dining area, kitchen with breakfast bar, en-suite, family bathroom and downstairs wc. Further benefits include double glazing, central heating and an enclosed rear garden with direct access to a single garage which has further parking in front. Plymouth Homes advise an early viewing to fully appreciate this well-presented family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing, built in storage cupboard with power points and space for tumble dryer.

DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a two piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator, wood effect laminate flooring.

KITCHEN

3.67m (12') x 1.97m (6'5")

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, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for fridge/freezer, washing machine and range cooker, wall mounted stainless steel cooker hood, double glazed window to the front, tiled flooring.

LOUNGE

5.00m (16'5") max x 4.07m (13'4") max

With radiator, wood effect laminate flooring, built in storage cupboard, open plan into the conservatory/dining area.

CONSERVATORY/DINING AREA

3.39m (11'2") x 3.06m (10'1")

With double glazed windows to the sides and rear, radiator, wood effect laminate flooring, fitted light and uPVC glazed double doors opening onto the rear garden.



FIRST FLOOR

LANDING

With radiator and stairs rising to the second-floor landing.

BEDROOM 2

4.07m (13'4") x 3.29m (10'10")

A double bedroom with double glazed window to the rear, built-in wardrobes, radiator.

BEDROOM 3

4.07m (13'4") x 3.08m (10'1")

Another double bedroom with two double glazed windows to the front, radiator.

FAMILY BATHROOM

2.03m (6'8") x 1.86m (6'1")

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, extractor fan, shaver point, tiled flooring.

SECOND FLOOR

LANDING

With doors to bedroom 1 and the en-suite shower room.

BEDROOM 1

3.99m (13'1") x 3.79m (12'5")

A third double bedroom with double glazed window to the front, radiator, access to the loft space, door to the walk-in wardrobe.



WALK-IN WARDROBE

2.99m (9'10") x 1.35m (4'5")

With radiator, a range of built in storage with hanging rails and shelving, built in airing cupboard housing the hot water cylinder.

EN-SUITE

2.62m (8'7") x 1.96m (6'5")

Fitted with a three-piece suite comprising vanity wash hand basin, shower area and low-level WC, tiled splashbacks, extractor fan, shaver point, double glazed skylight window to the rear, radiator. Please note the shower area is currently being installed by the owners and will be finished prior to completion.

OUTSIDE:

FRONT

To the front of the property is a brick paved garden area leading to the covered main entrance.

REAR

The rear opens to a garden measuring **9.14m (29'11") max at longest x 4.37m (14'4") max at widest**. There are paved and gravelled areas with a gate giving rear access and a pedestrian door opening into the garage.

GARAGE

Measuring **2.76m (9') x 5.38m (17'7")** with up and over garage door, pitched roof ideal for storage, parking space in front.

AGENT'S NOTE

The owners are currently in the process of updating the en-suite shower room and have informed us works will be finished before completion of the sale.