

## Contact us

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## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

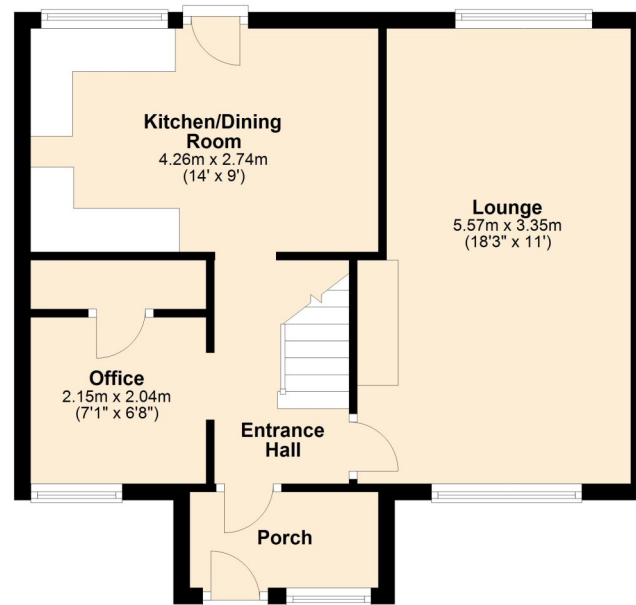
Our Property Reference:

03/E/24 5440



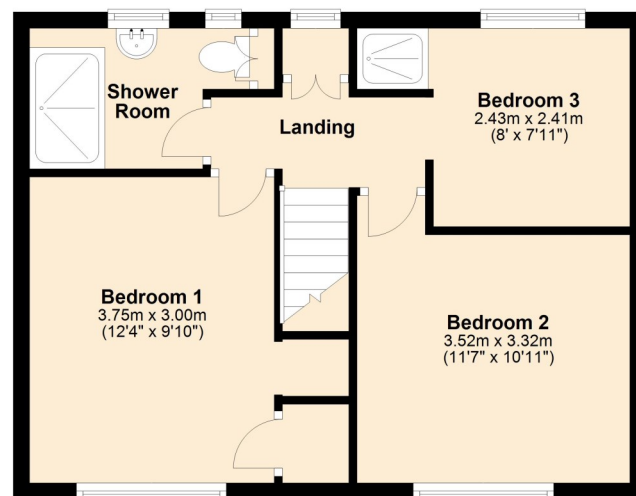
### Ground Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



### First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



## 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



**78 Carnock Road, Manadon,  
Plymouth, PL2 3SJ**

**POPULAR LOCATION  
SPACIOUS PLOT  
PRIVATE DRIVEWAY  
THREE BEDROOMS  
TWO RECEPTIONS  
NO ONWARD CHAIN**

*We feel you may buy this property because...*  
'Of the good sized plot and accommodation on offer.'

**Offers In Excess Of  
£200,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

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



## Number of Bedrooms

Three Bedrooms

## Property Construction

Laing Easiform Construction

## Heating System

Gas Central Heating

## Water Meter

TBC

## Parking

Private Driveway

## Outside Space

Front And Rear Gardens

## Council Tax Band

A

## Council Tax Cost 2024/2025

Full Cost: £1,476.58

Single Person: £1,107.44

## Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £6,000

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

## What3words Location

///expect.sulk.flag

## Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

## Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 100Mbps

## Introducing...

This well-proportioned home sits on a good-sized plot boasting a private driveway to the front and a large garden to the rear. Internally the property requires a degree of modernisation and comprises spacious lounge, a kitchen/dining room, versatile office, three good sized bedrooms and a shower room. Further benefits include double glazing and central heating. Offered for sale with no onward chain Plymouth Homes advise an early viewing to avoid disappointment.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### PORCH

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

#### ENTRANCE HALL

With radiator, dado rail, coving to ceiling, stairs rising to the first-floor landing with an under-stairs storage cupboard.

#### LOUNGE

**5.57m (18'3") x 3.35m (11')**

A good-sized reception room with double glazed windows to the front and rear, electric fire set within a feature surround, two radiators, dado rail, wall lights, coving to ceiling, ceiling rose.

#### KITCHEN/DINING ROOM

**4.26m (14') x 2.74m (9')**

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, tiled splashbacks, under-unit lighting, space for dining table and chairs, upright fridge/freezer, washing machine and cooker, double glazed window to the rear, radiator, tiled flooring, coving to ceiling, half glazed door opening to the garden.

#### OFFICE

**2.15m (7'1") x 2.04m (6'8")**

With double glazed window to the front, concealed radiator, decorative panelled walls, built in storage/meter cupboard.



### FIRST FLOOR

#### LANDING

With double glazed window to the rear, half height storage cupboard, dado rail, coving to ceiling.

#### BEDROOM 1

**3.75m (12'4") x 3.00m (9'10")**

A good-sized double bedroom with double glazed window to the front, radiator, coving to ceiling, storage recess, built in storage cupboard also housing the wall mounted boiler serving heating system and domestic hot water.

#### BEDROOM 2

**3.52m (11'7") x 3.32m (10'11")**

With double glazed window to the front, radiator, access to the part boarded loft space with retracting ladder and light.

#### BEDROOM 3

**2.43m (8') x 2.41m (7'11")**

A good-sized single bedroom with double glazed window to the rear, radiator, recessed shower enclosure with fitted electric shower.

#### SHOWER ROOM

Fitted with a three-piece suite comprising shower enclosure, pedestal wash hand basin, low-level WC, tiled splashbacks, two obscure double-glazed windows to the rear, radiator, tiled flooring, built in storage cupboard.



### OUTSIDE:

#### FRONT

The property occupies a good-sized plot, approached from the front via a gate and pathway leading to the entrance porch and a low maintenance gravelled garden area with established borders. To the right side of the property there is a private driveway and paved area with a gate to the side of the property and access to the porch.

#### REAR

The rear opens to a good-sized garden measuring **14.24m (48'8") in length x 9.26m (30'4") in width**. The garden comprises paved seating areas with gravelled and planted borders, built in barbeque and all enclosed by wooden fencing. From the garden access is given to a greenhouse and a useful brick-built storage shed measuring **3.07m (10'1") x 2.52m (8'3")** with windows to the sides, power supply and lighting.