

## Contact us

### Central Plymouth Office

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Mutley Plain  
Plymouth  
PL4 7AA

**(01752) 514500**

### North Plymouth and Residential Lettings Office

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PL6 5AQ

**(01752) 772846**

### Email Us

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

### Website

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

### Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

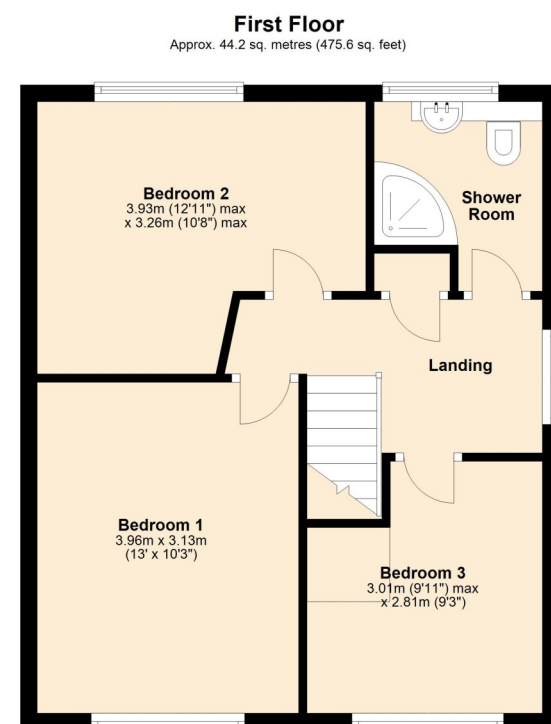
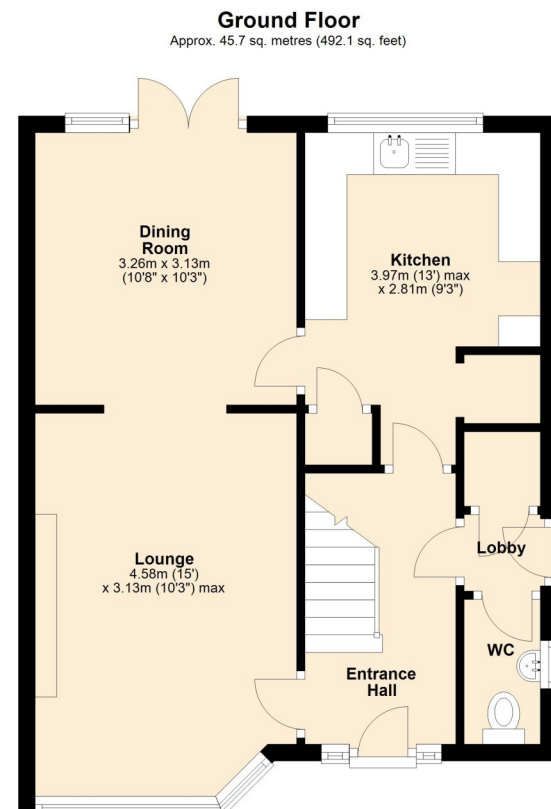
9.00am—4.00pm

(Central Plymouth Office Only)

### Our Property Reference:

03/E/24 5441

## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS



**5 Rospeath Crescent, Manadon,  
Plymouth, PL2 3SP**

**THREE BEDROOMS  
DRIVE AND GARAGE  
SOUTH FACING GARDEN  
DOUBLE GLAZING  
PARTIAL CENTRAL HEATING  
NO ONWARD CHAIN**

*We feel you may buy this property because...*  
'This spacious semi detached family home has good sized gardens and a driveway leading to a longer than average garage.'

**£260,000**

## 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.

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		

EU Directive 2002/91/EC  
England, Scotland & Wales

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

## Number of Bedrooms

Three Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Partial Central Heating

## Water Meter

Yes

## Parking

Private Driveway and Garage

## Outside Space

South Facing Garden

## Council Tax Band

C

## Council Tax Cost 2024/2025

Full Cost: £1,968.77

Single Person: £1,476.58

## Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £500

Second Home or Investment

Property: £8,300

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

## What3words Location

///logo.brief.bunk

## 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 good size semi-detached home is positioned in a popular location and benefits from a 44' south facing rear garden. The accommodation comprises: entrance hall, lounge, dining room, kitchen, lobby, downstairs wc, three good size bedrooms and a modern shower room. Externally the property has attractive front and rear gardens with a gravel driveway leading to a longer than average garage. Offered for sale with no onward, Plymouth Homes highly recommend this desirable family home.

## The Accommodation Comprises...

### GROUND FLOOR

Entrance door opening to:

#### ENTRANCE HALL

Two frosted double glazed windows to the front, radiator, stairs to the first floor landing with an under-stairs storage cupboard.

#### LOUNGE

**4.58m (15') x 3.13m (10'3") max**

Double glazed window to the front, coved ceiling, coal effect gas fire set in a feature surround with a hearth, open plan to:

#### DINING ROOM

**3.26m (10'8") x 3.13m (10'3")**

Double glazed window to the rear, coved ceiling, double glazed double doors to the garden, door to:

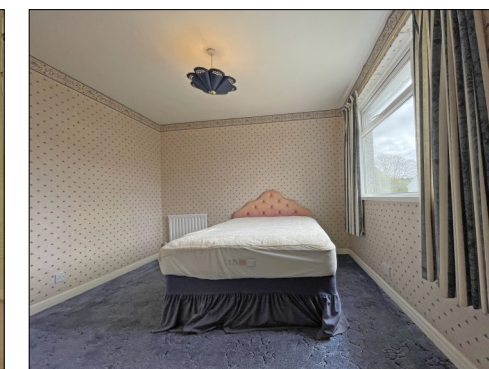
#### KITCHEN

**3.97m (13') max x 2.81m (9'3")**

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, gas point for cooker, double glazed window to the rear, further storage cupboard.

#### LOBBY

Boiler cupboard housing a wall mounted gas combination boiler, uPVC double glazed door to the side, door to:



#### CLOAKROOM

Frosted double glazed window to the side, wash hand basin, low-level WC, tiled splashback.

#### FIRST FLOOR

#### LANDING

Double glazed window to the side, access to the loft, linen cupboard.

#### BEDROOM 1

**3.96m (13') x 3.13m (10'3")**

Double glazed window to the front, radiator.

#### BEDROOM 2

**3.93m (12'11") max x 3.26m (10'8") max**

Double glazed window to the rear, radiator.

#### BEDROOM 3

**3.01m (9'11") max x 2.81m (9'3")**

Double glazed window to the front, radiator.

#### SHOWER ROOM

Suite comprising a tiled quadrant shower cubicle, vanity wash hand basin, low-level WC, tiled walls, frosted double glazed window to the rear, radiator, tiled floor.

#### OUTSIDE

#### FRONT

The front garden is mainly laid to lawn with a gravelled driveway leading to the garage, shrub borders, covered entrance.

