

Contact us

Central Plymouth Office
 22 Mannamead Road
 Mutley Plain
 Plymouth
 PL4 7AA

(01752) 514500

North Plymouth and Residential Lettings Office

56 Morshead Road
 Crownhill
 Plymouth
 PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday
 9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

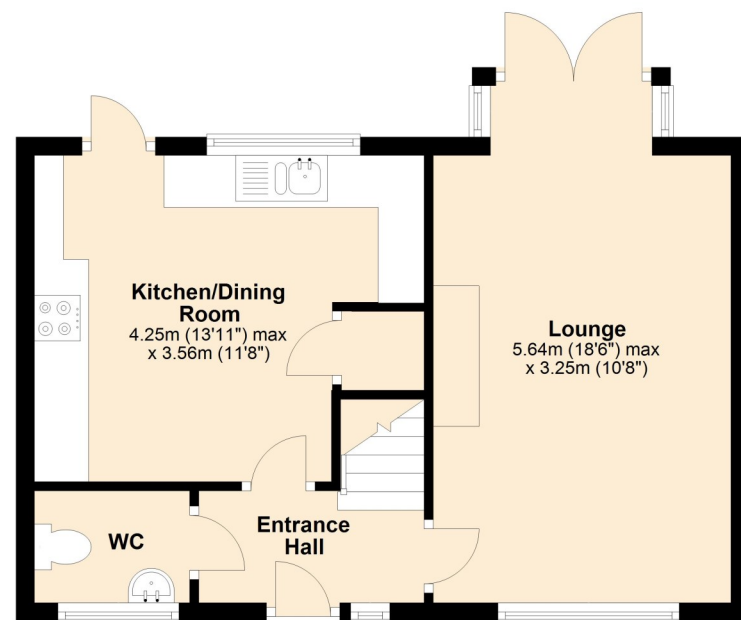
Our Property Reference:

08/E/24 5444



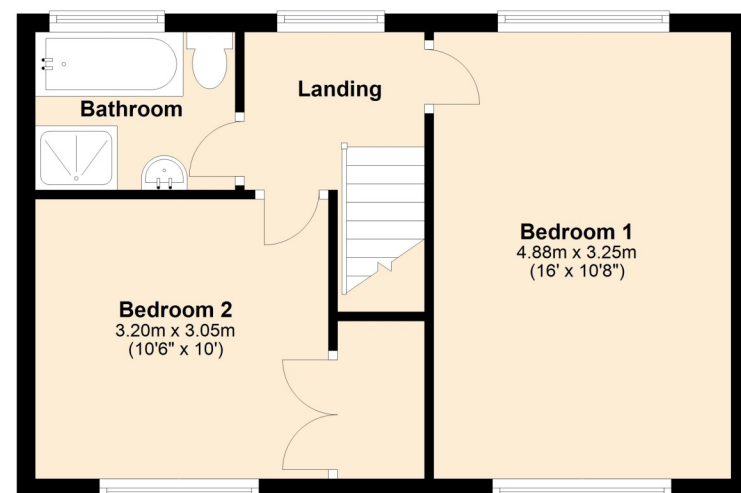
Ground Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.1 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.

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			



**307 St Peters Road, Manadon,
 Plymouth, PL5 3DU**

- WELL-PRESENTED**
- POPULAR LOCATION**
- TWO BEDROOMS**
- TWO RECEPTIONS**
- FRONT & REAR GARDENS**
- NO ONWARD CHAIN**

We feel you may buy this property because...
 'Of the popular location and well presented, spacious accommodation.'

£215,000

Number of Bedrooms

Two Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

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: £6,450

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

What3words Location

///speaks.bared.pizza

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 well-presented and spacious home backs onto woodland and is located within the popular residential area of Manadon. Internally the accommodation offers lounge, kitchen/dining room, downstairs wc, two good sized double bedrooms and a four-piece bathroom suite. Further benefits include double glazing, central heating and externally there are front and rear gardens. 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 entrance hall.

ENTRANCE HALL

With obscure double-glazed window to the front, stairs rising to the first-floor landing.

DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a two piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks, radiator, coving to ceiling.

LOUNGE**5.64m (18'6") max x 3.25m (10'8")**

A good-sized reception space with double glazed windows to the front and side, coal effect electric fire set within a feature surround, two radiators, coving to ceiling, ceiling rose, uPVC glazed double doors opening onto the rear garden.

KITCHEN/DINING ROOM**4.25m (13'11") max x 3.56m (11'8")**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge and washing machine, fitted electric oven and four ring gas hob with pull out cooker hood above, double glazed window to the rear, understairs storage cupboard, coving to ceiling, uPVC glazed door opening to the rear garden.

**FIRST FLOOR****LANDING**

With double glazed window to the rear, radiator, coving to ceiling, access to the loft space.

BEDROOM 1**4.88m (16') x 3.25m (10'8")**

A lovely sized double bedroom with double glazed windows to the front and rear, the rear with views of woodland, fitted bedroom suite comprising built-in wardrobes, overhead storage cupboards, dressing table and drawer storage, two radiators, coving to ceiling.

BEDROOM 2**3.20m (10'6") x 3.05m (10')**

A second double bedroom with double glazed window to the front, radiator, coving to ceiling, built-in wardrobes with overhead storage cupboards, built in storage also housing the wall mounted boiler serving the heating system and domestic hot water.

BATHROOM**2.18m (7'2") x 1.73m (5'8")**

Fitted with a four-piece suite comprising panelled bath, pedestal wash hand basin, shower cubicle with fitted electric shower above, low-level WC, tiled splashbacks, obscure double-glazed window to the rear, radiator, coving to ceiling.

**OUTSIDE:****FRONT**

The front of the property has a level lawned garden with flower and hedged borders and a gate and pathway to the main entrance.

REAR

The rear opens to an enclosed garden measuring **8.08m (26'6") in length x 10.99m (36') in width** and backing onto woodland behind. The garden comprises lawn and paved patio areas with mature shrubs. The patio extends to the side of the house where a gate gives access to the front of the property.