

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

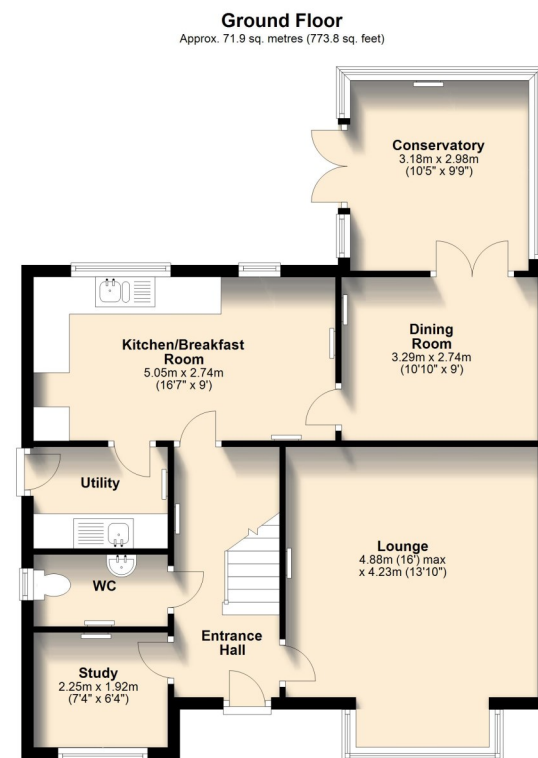
(Central Plymouth Office Only)

Our Property Reference:

01/G/24 5491

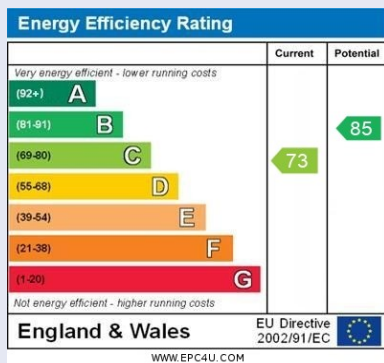


Floor Plans...



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



**10 Warspite Gardens, Manadon Park,
 Plymouth, PL5 3UE**

- POPULAR LOCATION**
- FOUR BEDROOMS**
- THREE RECEPTIONS**
- CONSERVATORY**
- DOWNSTAIRS WC**
- DOUBLE GARAGE**

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

£480,000

www.plymouthhomes.co.uk

Number of Bedrooms

Four Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Double Driveway and Double Garage

Outside Space

Enclosed Garden

Council Tax Band

E

Council Tax Cost 2024/2025

Full Cost: £2,707.06

Single Person: £2,030.30

Stamp Duty Liability

First Time Buyer: £2,750

Main Residence: £11,500

Second Home or Investment

Property: £25,900

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

What3words Location

///maker.dips.coast

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 detached home is located with the popular Manadon Park development. Internally the property offers separate lounge, dining room, kitchen/breakfast room, conservatory, utility, downstairs wc, four good sized bedrooms, en-suite and shower room. Further benefits include double glazing, central heating and externally there is a double width driveway to double garage and a good sized, enclosed rear garden. Plymouth Homes advise an early viewing to appreciate this lovely property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A part glazed entrance door opens into the entrance hall.

ENTRANCE HALL

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

LOUNGE

4.88m (16') max x 4.23m (13'10")

With a double-glazed box window to the front, radiator, wood effect flooring, coving to ceiling.

KITCHEN/BREAKFAST ROOM

5.05m (16'7") x 2.74m (9')

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer, dishwasher and cooker, wall mounted cooker hood, double glazed windows to the rear, two radiators, tiled flooring, coving to ceiling, doors into the dining room and utility.

DINING ROOM

3.29m (10'10") x 2.74m (9')

With radiator, wood effect flooring, coving to ceiling, double doors into the conservatory.

CONSERVATORY

3.18m (10'5") x 2.98m (9'9")

With double glazed windows to all sides, radiator, wood effect flooring, power point, uPVC glazed double doors onto the rear garden.

UTILITY

2.25m (7'4") x 1.70m (5'7")

Fitted with a range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for



washing machine and tumble dryer, radiator, tiled flooring, extractor fan, uPVC half glazed door opening to the side of the property.

STUDY

2.25m (7'4") x 1.92m (6'4")

With double glazed window to the front, radiator, wood effect flooring.

DOWNSTAIRS WC

With double glazed window to the side and fitted with a two-piece suite comprising, pedestal wash hand basin, low-level WC, tiled splashbacks, radiator, wood effect flooring.

FIRST FLOOR

LANDING

With access to the loft space, airing cupboard housing the hot water cylinder.

BEDROOM 1

3.53m (11'7") x 3.29m (10'10")

With double glazed window to the front, built in wardrobe, radiator, door into the en-suite.

EN-SUITE

1.86m (6'1") x 1.58m (5'2")

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard storage below, shower cubicle, low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double-glazed window to the front, radiator.

BEDROOM 2

3.92m (12'10") x 2.99m (9'10")

With double glazed window to the front, radiator.

BEDROOM 3

3.40m (11'2") max x 3.29m (10'10")

With double glazed window to the rear, radiator.

BEDROOM 4

3.00m (9'10") x 2.68m (8'10") max

With double glazed window to the rear, radiator.

SHOWER ROOM

Fitted with a three-piece suite comprising double shower enclosure with rainfall shower above and separate hand shower attachment, vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, wall mounted cabinet, shaver point, tiled splashbacks, obscure double-glazed window to the rear, radiator.

OUTSIDE:

FRONT

The front of the property is approached via a paved pathway, leading to the covered main entrance and a gravelled garden area enclosed by railings. To the left is a double width private driveway measuring **5.36m (37'2") max at longest x 5.28m (17'3") max at widest**, leading to the double garage and a gate to the rear garden.

REAR

The rear opens to a well maintained and L shaped garden measuring **10.34m (40'1") max at longest x 14.59m (47'10") max at widest**. The garden comprises paved patio and lawned areas with gravelled borders, enclosed by wall and fencing. To the rear of the garage is a hardstanding with timber garden shed.

DOUBLE GARAGE

The double garage measures **5.16m (16'11") in width x 4.99m (16'4") in length**, with two up and over garage doors to the driveway, power supply, lighting, pitched roof space which could be used for storage, pedestrian door to the garden.

