

**Contact us**

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

**Opening Hours**

**Monday - Friday**

**9.15am—5.30pm**

**Saturday**

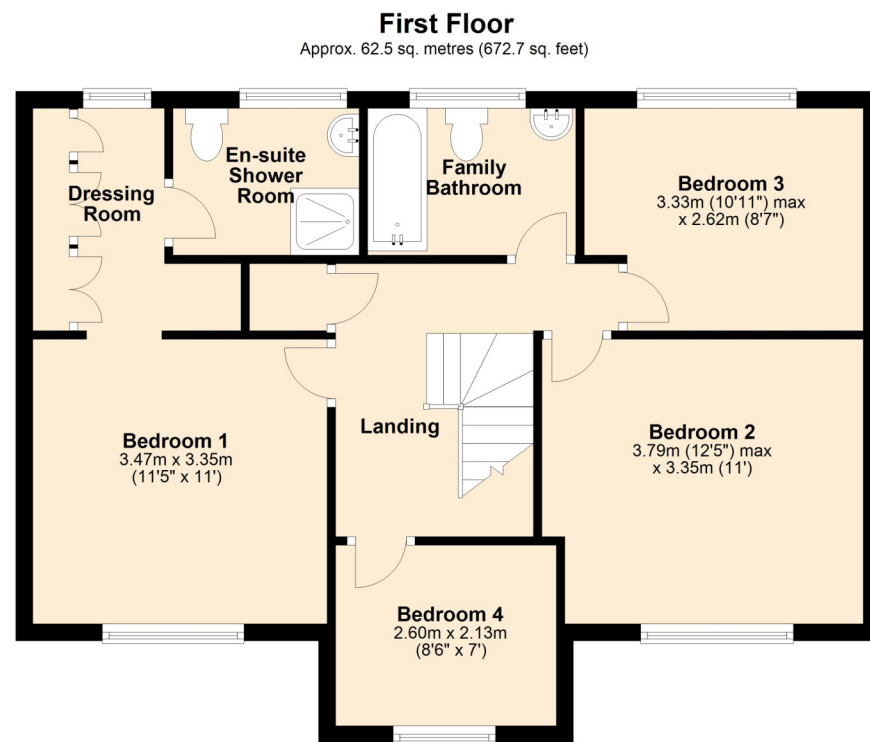
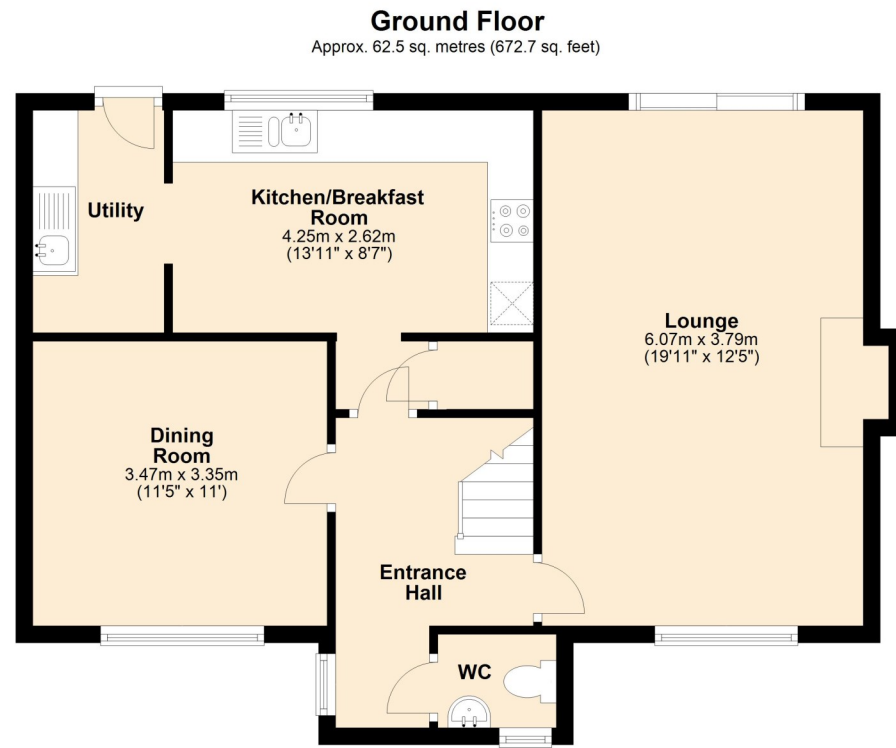
**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

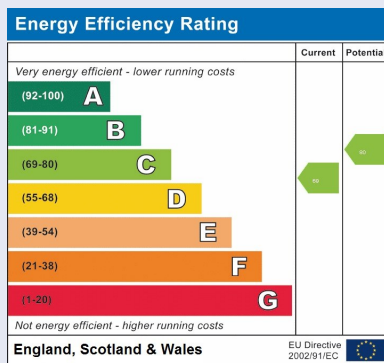
**08/K/23 5334**

**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



**67 Aberdeen Avenue, Manadon Park,  
Plymouth, PL5 3UF**

- DETACHED HOME**
- POPULAR LOCATION**
- FOUR BEDROOMS**
- TWO RECEPTIONS**
- DOUBLE GARAGE**
- NO ONWARD CHAIN**

*We feel you may buy this property because...*  
'Of the ever popular residential location and well-proportioned accommodation on offer within this lovely detached home.'

**£420,000**

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

**Number of Bedrooms**

Four Bedrooms

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Unknown

**Parking**

Double Garage and Driveway

**Outside Space**

Rear 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: Nil

Main Residence: £8,500

Second Home or Investment

Property: £21,100

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

**What3words Location**

///repair.cable.dragon

**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

**Maximum Broadband Available**

Download Speed: 1000Mbps

Upload Speed: 220Mbps

**Introducing...**

Located within the popular Manadon Park development this detached home is offered for sale with no onward chain. Internally the well-proportioned accommodation offers: entrance hall, separate lounge and dining room, kitchen/breakfast room, utility, downstairs wc, four bedrooms, dressing room and en-suite to bedroom one and the family bathroom. Further benefits include double glazing, central heating and externally there is a south easterly facing garden and a double width private driveway leading to a double garage. Plymouth Homes advise an early viewing to fully appreciate this spacious detached home.

**The Accommodation Comprises...****GROUND FLOOR****ENTRANCE**

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

**ENTRANCE HALL**

With double glazed window to the side, radiator, wooden laminate flooring, coving to ceiling, stairs rising to the first-floor landing with under-stairs recess.

**LOUNGE****6.07m (19'11") x 3.79m (12'5")**

With double glazed window to the front, open fireplace set within a marble and wooden surround, two radiators, coving to ceiling, double glazed patio door opening onto the rear garden.

**DINING ROOM****3.47m (11'5") x 3.35m (11')**

With double glazed window to the front, radiator, coving to ceiling.

**KITCHEN/BREAKFAST ROOM****4.25m (13'11") x 2.62m (8'7")**

Fitted with a matching range of base and eye level units with worktop space above, wine rack, glazed units, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge and dishwasher, fitted eye level electric double oven and four ring electric hob with cooker hood above, double glazed window to the rear, radiator, wood effect laminate flooring, open plan to the utility room.

**UTILITY****2.62m (8'7") x 1.55m (5'1")**

Fitted with base and eye level units with worktop space above, stainless steel sink unit with single drainer, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for washing machine and tumble dryer, wood effect laminate flooring, extractor fan, half glazed door opening to the rear garden.

**DOWNSTAIRS WC**

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

**FIRST FLOOR****LANDING**

With access to the loft space, built in airing cupboard with slatted shelving and housing the hot water cylinder.

**BEDROOM 1****3.47m (11'5") x 3.35m (11')**

With double glazed window to the front, radiator and doorway into the dressing room.

**DRESSING ROOM**

With double glazed window to the rear, a range of built in wardrobes, storage recess, radiator and door opening into the en-suite.

**EN-SUITE SHOWER ROOM****2.19m (7'2") x 1.73m (5'8")**

Fitted with a three-piece white suite comprising shower cubicle with fitted shower above, pedestal wash hand basin, low-level WC, extractor fan, tiled splashback, obscure double-glazed window to the rear.

**BEDROOM 2****3.79m (12'5") max x 3.35m (11')**

With double glazed window to the front, radiator.

**BEDROOM 3****3.33m (10'11") max x 2.62m (8'7")**

With double glazed window to the rear, radiator.

**BEDROOM 4****2.60m (8'6") x 2.13m (7')**

With double glazed window to the front, radiator.

**FAMILY BATHROOM****2.45m (8'1") x 1.73m (5'8")**

Fitted with three-piece suite comprising panelled bath, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, shaver point and light, obscure double-glazed window to the rear, radiator.

**OUTSIDE:****FRONT**

The front of the property is approached via a pathway leading to the covered entrance and with garden areas to either side. To the left side of the house a double width private driveway leads to the double garage and a pathway to the rear.

**REAR**The rear of the house opens to a garden measuring **8.16m (26'8") max in length x 21.16m (69'5") max at widest**. A paved patio area adjoins the property and rises to a lawned garden with a selection of trees and shrubs. The garden area then continues behind the rear of the double garage and wraps around the far side.**DOUBLE GARAGE**Measuring **5.77m (18'11") in width x 5.67m (18'7") in length** with two up and over garage doors, one electronically operated, power supply, lighting and a pitched roof space ideal for storage.