

## Contact us

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

## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

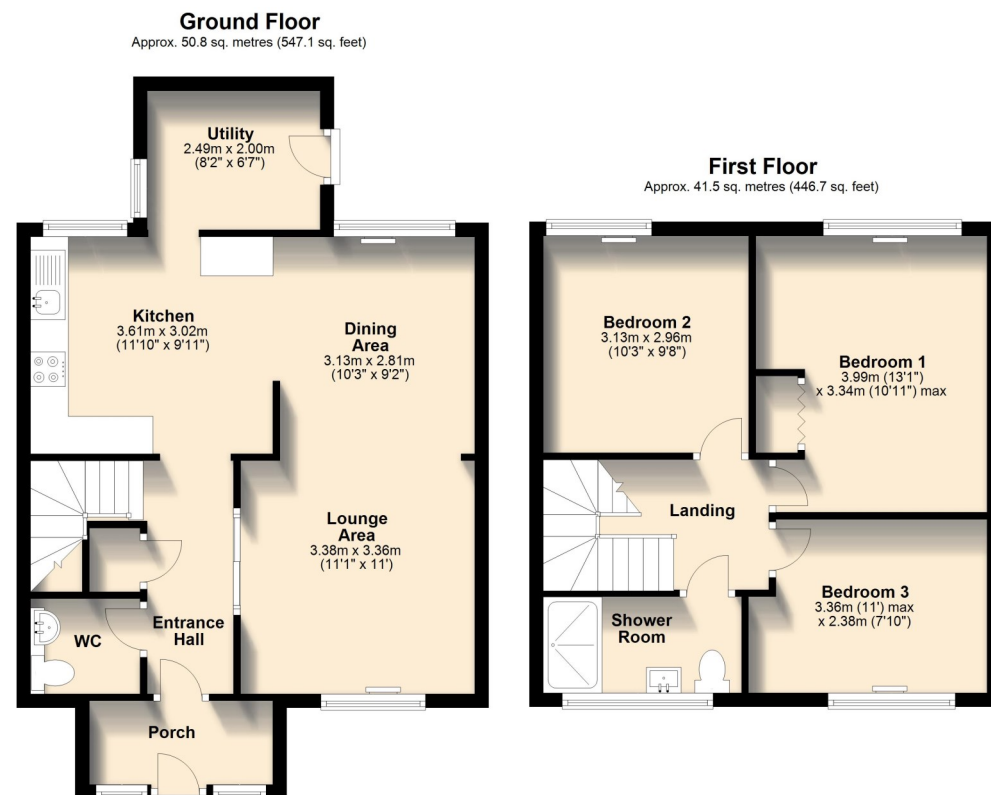
9.00am—4.00pm

(Central Plymouth Office Only)

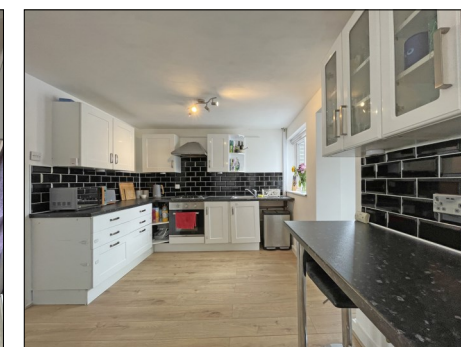
Our Property Reference:

05/H/24 5517

## Floor Plans...

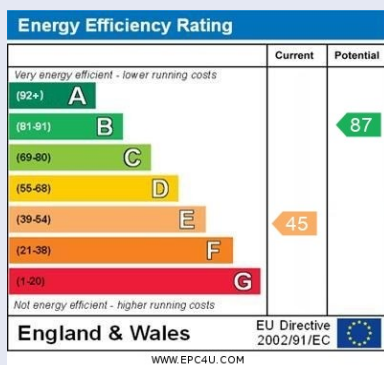


PLYMOUTH  
**HOMES** ESTATE AGENTS



## 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.



**9 Bede Gardens, Manadon,  
Plymouth, PL5 3HX**

*We feel you may buy this property because...*  
'Of the well-presented, spacious accommodation on offer.'

**£195,000**

**WELL PRESENTED  
THREE BEDROOMS  
TWO RECEPTIONS  
DOWNSTAIRS WC  
MODERN BATHROOM  
FRONT & REAR GARDENS**

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

**Number of Bedrooms**

Three 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**

B

**Council Tax Cost 2024/2025**

Full Cost: £1,722.68

Single Person: £1,292.01

**Stamp Duty Liability**

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £5,850

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

**What3words Location**[///attend.tribal.economies](https://www.what3words.com/attend.tribal.economies)**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 maintained and spacious property would make the ideal first time or family home. Internally the property offers entrance hall, downstairs wc, lounge, dining and kitchen areas, three good sized bedrooms and a modern shower room. Further benefits include double glazing, central heating and externally there are front and rear gardens and a useful store which used to be a garage. Plymouth Homes advise an early viewing to appreciate this lovely, terraced home.

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

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

**PORCH**

With double glazed windows to the front, tiled flooring, recessed ceiling spotlights, door opening into the entrance hall.

**ENTRANCE HALL**

With wood effect laminate flooring, coving to ceiling, stairs rising to the first-floor landing, built in storage cupboard, glazed sliding doors into the lounge, doors into the downstairs wc and the kitchen.

**DOWNSTAIRS WC**

Fitted with a modern two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, tile effect splashbacks, tile effect flooring, recessed ceiling spotlights.

**LOUNGE AREA****3.38m (11'1") x 3.36m (11')**

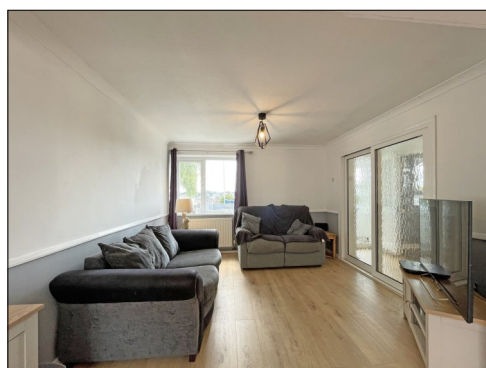
With double glazed window to the front, radiator, wood effect laminate flooring, dado rail, coving to ceiling, open plan into the dining area.

**DINING AREA****3.13m (10'3") x 2.81m (9'2")**

With double glazed window to the rear, radiator, dado rail, open plan into the kitchen.

**KITCHEN****3.61m (11'10") x 3.02m (9'11")**

Fitted with a matching range of base and eye level units with worktop



space above, breakfast bar, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, space for washing machine, fitted electric oven and four ring gas hob with cooker hood above, double glazed window to the rear, open plan doorways to the utility and the entrance hall.

**UTILITY****2.49m (8'2") x 2.00m (6'7")**

With double glazed window to the side, wood effect laminate flooring, recessed ceiling spotlights, uPVC half glazed door opening to the garden.

**FIRST FLOOR****LANDING**

With access to the loft space and doors to all rooms.

**BEDROOM 1****3.99m (13'1") x 3.34m (10'11") max**

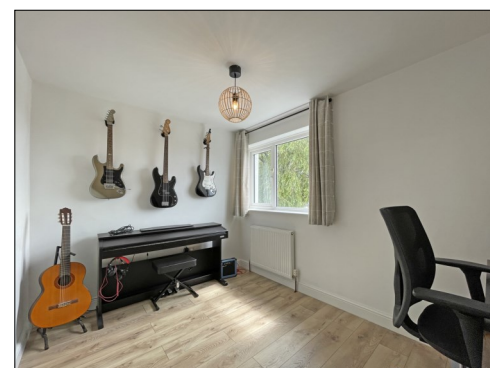
A double bedroom with double glazed window to the rear, built-in cupboard housing the wall mounted boiler serving the heating system and domestic hot water, radiator, wood effect laminate flooring, coving to ceiling.

**BEDROOM 2****3.13m (10'3") x 2.96m (9'8")**

A second double bedroom with double glazed window to the rear, radiator, wood effect laminate flooring.

**BEDROOM 3****3.36m (11') max x 2.38m (7'10")**

A third double bedroom with double glazed window to the front, radiator, wood effect laminate flooring.

**SHOWER ROOM**

Fitted with a modern three-piece suite comprising double shower enclosure with fitted electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, radiator/towel rail, extractor fan, tile effect splashbacks, obscure double-glazed window to the front, tile effect laminate flooring, recessed ceiling spotlights.

**OUTSIDE:****FRONT**

The front of the property is approached via a gate and pathway leading to a lawned garden and the main entrance.

**REAR**The rear opens to a low maintenance, well-maintained and tiered garden area. The main, paved garden area adjoining the property measures **6.36m (20'10") x 6.48m (21'3")**. Steps then rise to a higher garden level with rear access to the service lane and side door in the store.**STORE**Formerly the garage, measuring **2.85m (9'4") x 4.95m (16'3")** with window to the rear.**PARKING**

On street parking is available to both the front and rear of the property on a non-allocated basis.