

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

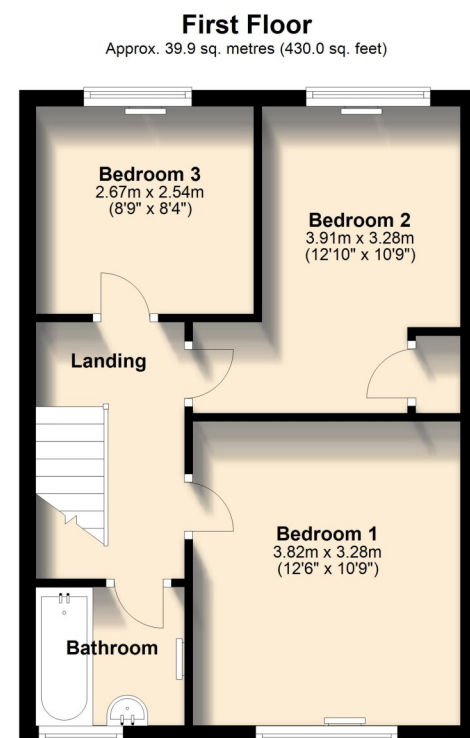
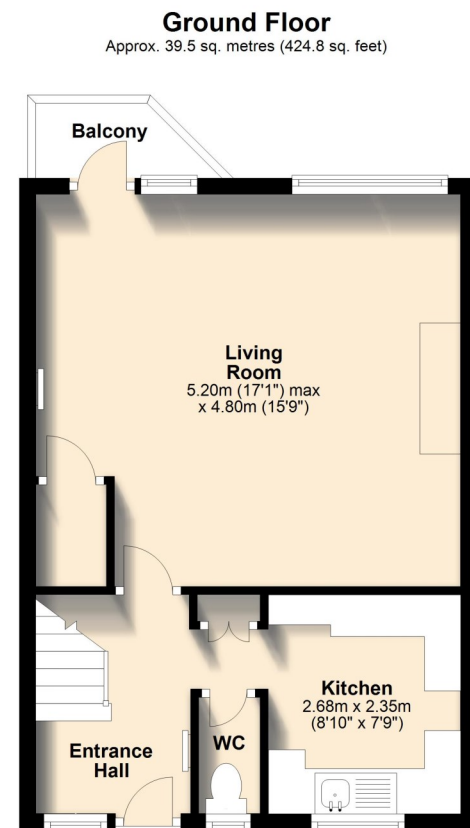
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

19/H/24 5528

Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



**7A Congreve Gardens, Manadon,
Plymouth, PL5 3HG**

**WELL-PRESENTED
POPULAR LOCATION
THREE BEDROOMS
OPEN PLAN LIVING ROOM
CENTRAL HEATING
DOUBLE GLAZING**

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

£130,000

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
72	77

Very energy efficient - lower running costs

(92+) 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 & Wales

EU Directive 2002/91/EC

WWW.EPC4U.COM

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

Communal Drying Area

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: £3,900

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

What3words Location

///jump.dish.seats

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

Located within the popular residential area of Manadon, this particularly spacious and well-presented property boasts accommodation over two floors. Internally the accommodation offers: large living room with balcony, fitted kitchen, downstairs wc, three good size bedrooms and a bathroom. Further benefits include double glazing and central heating. Plymouth Homes advise an early viewing of this perfect first time buy or family home.

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

Entry is from the rear of the building via steps and a shared walkway leading to the private main entrance door to 7a opening into the entrance hall.

ENTRANCE HALL

With obscure double-glazed window to the front, half height storage/meter cupboard, radiator, stairs rising to the first-floor landing.

LIVING ROOM**5.20m (17'1") max x 4.80m (15'9")**

With double glazed windows to the rear, radiator, understairs storage cupboard, uPVC glazed door opening to the balcony.

BALCONY**1.87m (6'2") max x 1.01m (3'4") max**

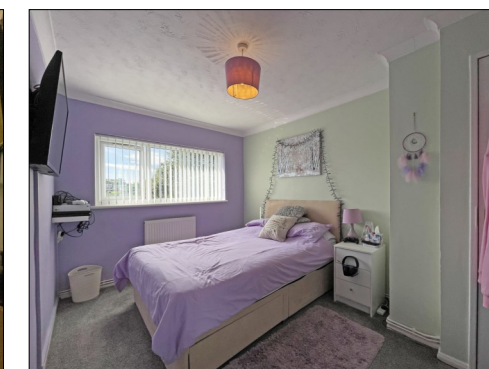
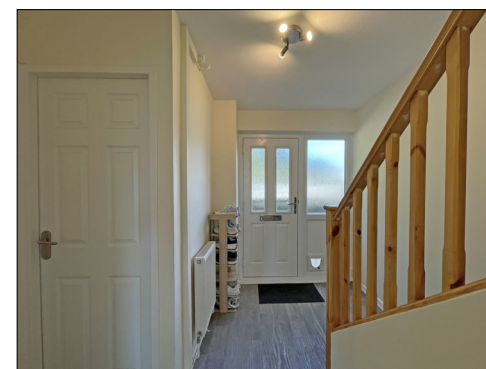
Triangular in shape, enclosed by railings and enjoying the open outlook.

KITCHEN**2.68m (8'10") x 2.35m (7'9")**

Fitted with a matching 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 boiler serving the heating system and domestic hot water, spaces for fridge/freezer, washing machine and cooker, double glazed window to the front.

DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a low-level WC.

**FIRST FLOOR****LANDING**

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

BEDROOM 1**3.82m (12'6") x 3.28m (10'9")**

A double bedroom with double glazed window to the front, radiator, coving to ceiling.

BEDROOM 2**3.91m (12'10") x 3.28m (10'9")**

A second double bedroom with double glazed window to the rear enjoying the open outlook, built in storage cupboard, radiator, coving to ceiling.

BEDROOM 3**2.67m (8'9") x 2.54m (8'4")**

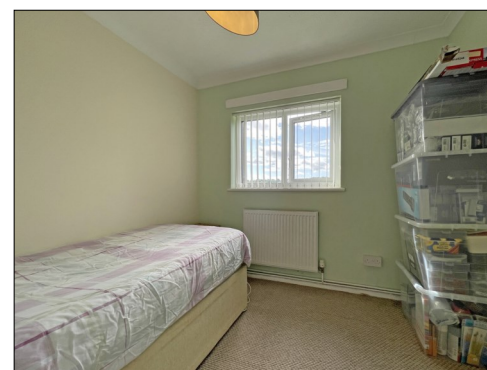
A single bedroom with double glazed window to the rear enjoying the outlook, radiator.

BATHROOM**1.82m (6') x 1.70m (5'7")**

Fitted with a two-piece suite comprising panelled bath with independent electric shower above, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the front, radiator.

OUTSIDE:

The property has access to a communal courtyard/drying area located to the rear of the building.

**LEASEHOLD**

The term of the lease for this property is 125 years from 2020. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £10 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments/service charge are approximately £1,279.71 per year. This will be verified by the purchasers legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.

AGENT'S NOTE

The vendors inform us they've been notified by Plymouth Community Homes that they'll be painting the exterior of the building.