

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

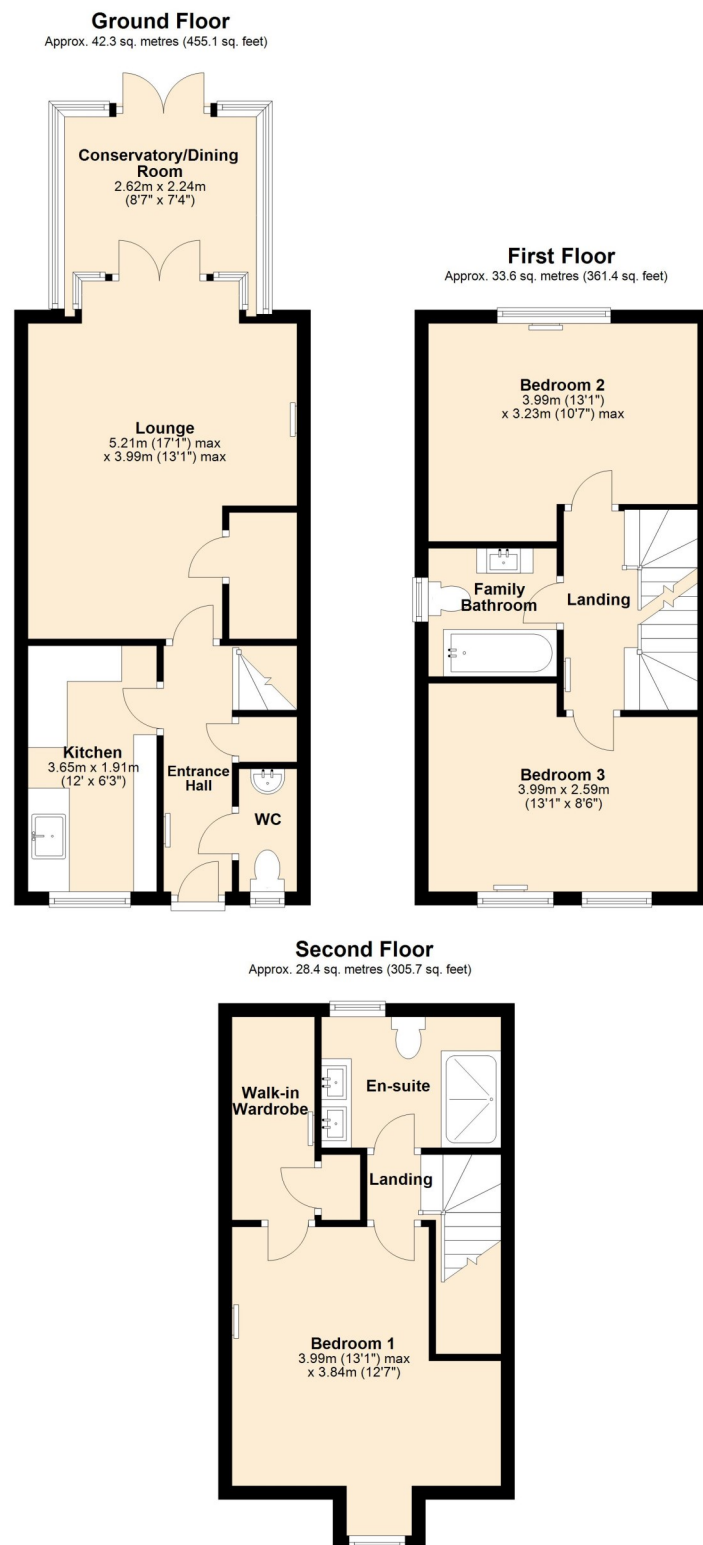
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

13/K/24 5892

Floor Plans...

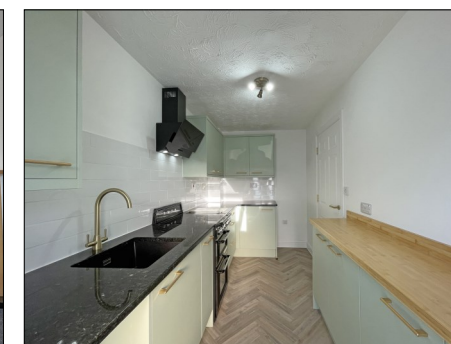


Further Information...

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



**22 Temeraire Road, Manadon Park,
Plymouth, PL5 3UB**

**RECENTLY REFURBISHED
THREE DOUBLE BEDROOMS
SEPARATE LOUNGE
CONSERVATORY/DINING AREA
GARAGE AND PARKING
NO ONWARD CHAIN**

We feel you may buy this property because...
'the spacious, well-presented accommodation would make
the perfect family home.'

**Offers In Excess Of
£300,000**

www.plymouthhomes.co.uk

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	

Number of Bedrooms
Three Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and Parking

Outside Space
Rear Garden

Council Tax Band
D

Council Tax Cost 2023/2024
Full Cost: £2,214.87
Single Person: £1,661.15

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £5,000
Second Home or Investment
Property: £20,000

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

What3words Location
///firm.keys.upgrading

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 end terraced home has recently been modernised to a high standard throughout and benefits from recordation, newly fitted carpets, refitted kitchen, bathroom and ensuite. Arranged over three floors the accommodation offers three double bedrooms, a lounge, conservatory/dining area, kitchen, en-suite, family bathroom and a downstairs wc. Further benefits include double glazing, central heating and externally there is an enclosed rear garden and single garage with parking in front. Offered for sale with no onward chain Plymouth Homes recommend an early viewing to appreciate this spacious and well-presented home.

The Accommodation Comprises...

GROUND FLOOR

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

ENTRANCE HALL
With radiator, stairs rising to the first-floor landing and built in storage cupboard.

DOWNSTAIRS WC
With obscure double-glazed window to the front and fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, tiled splashbacks, low-level WC, chrome radiator/towel rail, tiled flooring.

KITCHEN
3.65m (12') x 1.91m (6'3")
Refitted with a matching range of base and eye level units with granite and wood worktops above, sink unit with mixer tap, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for fridge/ freezer, washing machine and cooker, wall mounted cooker hood, double glazed window to the front, herringbone style LVT flooring, extractor fan, floor level plinth heater.

LOUNGE
5.21m (17'1") max x 3.99m (13'1") max
With double glazed windows into the conservatory, radiator, coal effect electric fire set within a wooden and stone surround, glazed double doors opening into the conservatory/dining room, built in storage cupboard.



CONSERVATORY/DINING ROOM
2.62m (8'7") x 2.24m (7'4")
With double glazed windows to the sides and rear, glazed double doors opening to the garden, Amtico LVT flooring.

FIRST FLOOR
LANDING
With radiator and stairs rising to the second-floor landing.

BEDROOM 2
3.99m (13'1") x 3.23m (10'7") max
A double bedroom with double glazed window to the rear, radiator.

BEDROOM 3
3.99m (13'1") x 2.59m (8'6")
Another double bedroom with two double glazed windows to the front, radiator.

FAMILY BATHROOM
1.90m (6'3") x 1.90m (6'3")
Recently refitted with a three-piece suite comprising panelled bath with separate shower above and shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, chrome radiator/ towel rail, extractor fan, shaver point, obscure double-glazed window to the side, tiled flooring.

SECOND FLOOR
LANDING
Ceiling mounted air circulation system, doors to bedroom 1 and the en-suite.



BEDROOM 1
3.99m (13'1") max x 3.84m (12'7")
A third double bedroom with double glazed window to the front, radiator, access to the loft space, door to the walk-in wardrobe.

WALK-IN WARDROBE
With radiator, built in shelving, built in airing cupboard housing the hot water cylinder.

EN-SUITE SHOWER ROOM
2.66m (8'9") x 1.94m (6'4")
Re-fitted with a three-piece suite comprising twin vanity wash hand basin with cupboard storage below, double shower enclosure with rainfall shower above and separate hand shower attachment, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, shaver point, double glazed skylight window to the rear, tiled flooring.

OUTSIDE:
FRONT
To the front of the property is a brick paved garden area leading to the covered main entrance.

REAR
The rear of the property opens to a garden measuring **4.37m (14'4") max in width x 9.37m (30'9") max at longest**. The garden comprises gravelled and paved areas with a path and gate giving side access to the parking area and garage.

GARAGE
A single garage with parking in front, up over garage door and pitched roof space ideal for storage.