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**North Plymouth and
Residential Lettings Office**

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Email Us

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Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

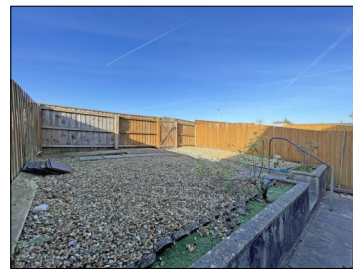
Saturday

9.00am—4.00pm

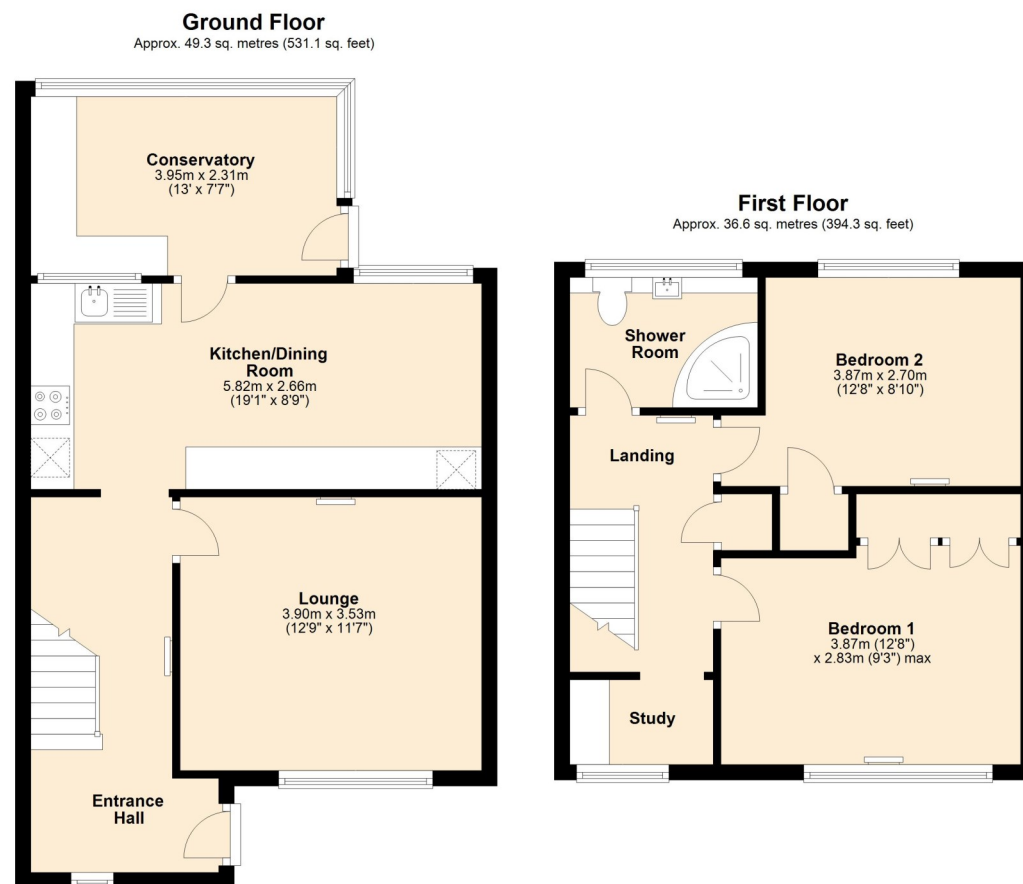
(Central Plymouth Office Only)

Our Property Reference:

18/K/24 5596



Floor Plans...



**PLYMOUTH
HOMES** ESTATE AGENTS



**164 St Peters Road, Manadon,
Plymouth, PL5 3JH**

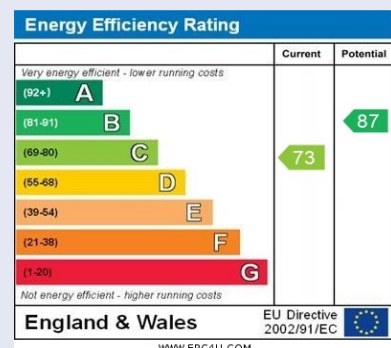
**TWO BEDROOMS
SEPARATE LOUNGE
KITCHEN/DINING ROOM
CONSERVATORY
WEST FACING GARDEN
NO ONWARD CHAIN**

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

£190,000

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.



www.plymouthhomes.co.uk

Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street Parking

Outside Space
Rear Garden

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: £9,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

What3words Location
///finely.lamp.names

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Medium Risk

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 100Mbps

Introducing...

This well presented and spacious home is being sold with no onward chain. Internally the accommodation boasts separate lounge, modern kitchen/dining room with integrated appliances, conservatory, two good sized double bedrooms, study/box room and a modern shower room. Further benefits include double glazing, central heating and externally there are front and rear gardens. Plymouth Homes advise an early viewing to appreciate this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With obscure double-glazed window to the front, radiator, wood effect laminate flooring and stairs rising to the first-floor landing with an under-stairs storage cupboard.

LOUNGE

3.90m (12'9") x 3.53m (11'7")

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

KITCHEN/DINING ROOM

5.82m (19'1") x 2.66m (8'9")

A good sized room fitted with a matching range of base and eye level units with worktop space above, soft closing drawers and doors, corner kidney storage unit, stainless steel sink unit with single drainer and mixer tap, splashbacks, under-unit lighting, integrated appliances to include fridge, freezer, dishwasher, fitted electric oven and four ring gas hob with pull out cooker hood above, space for microwave, two double glazed windows to the rear, coving to ceiling, uPVC glazed door opening in the conservatory.

CONSERVATORY

3.95m (13') x 2.31m (7'7")

Of uPVC construction, with double glazed windows, polycarbonate roof, tiled flooring, lighting, power points and fitted with a range of base units with worktop space above and space for washing machine, uPVC glazed door opening onto the rear garden.



FIRST FLOOR

LANDING

With built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, radiator, access to the loft space with light and retracting ladder.

BEDROOM 1

3.87m (12'8") x 2.83m (9'3") max

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

BEDROOM 2

3.87m (12'8") x 2.70m (8'10")

A second double bedroom with double glazed window to the rear, radiator, built in storage cupboard.

STUDY/STORAGE

1.85m (6'1") x 1.09m (3'7")

With double glazed window to the front and current used as a home office/study.

SHOWER ROOM

2.43m (8') x 1.68m (5'6")

Fitted with a three-piece suite comprising shower cubicle with fitted shower above, vanity wash hand basin with cupboard storage below, low-level WC, chrome radiator/towel rail, tiled splashback, obscure double-glazed window to the rear, recessed ceiling spotlights.

OUTSIDE:

FRONT

A pathway leads to the main entrance and a gravelled garden area.

REAR

The rear opens to a west facing rear garden measuring **8.61m (28'3") at longest x 5.78m (18'9") at widest**. The garden comprises patio and gravelled garden areas with a pathway and gate giving rear access to a non-allocated parking area.

