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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

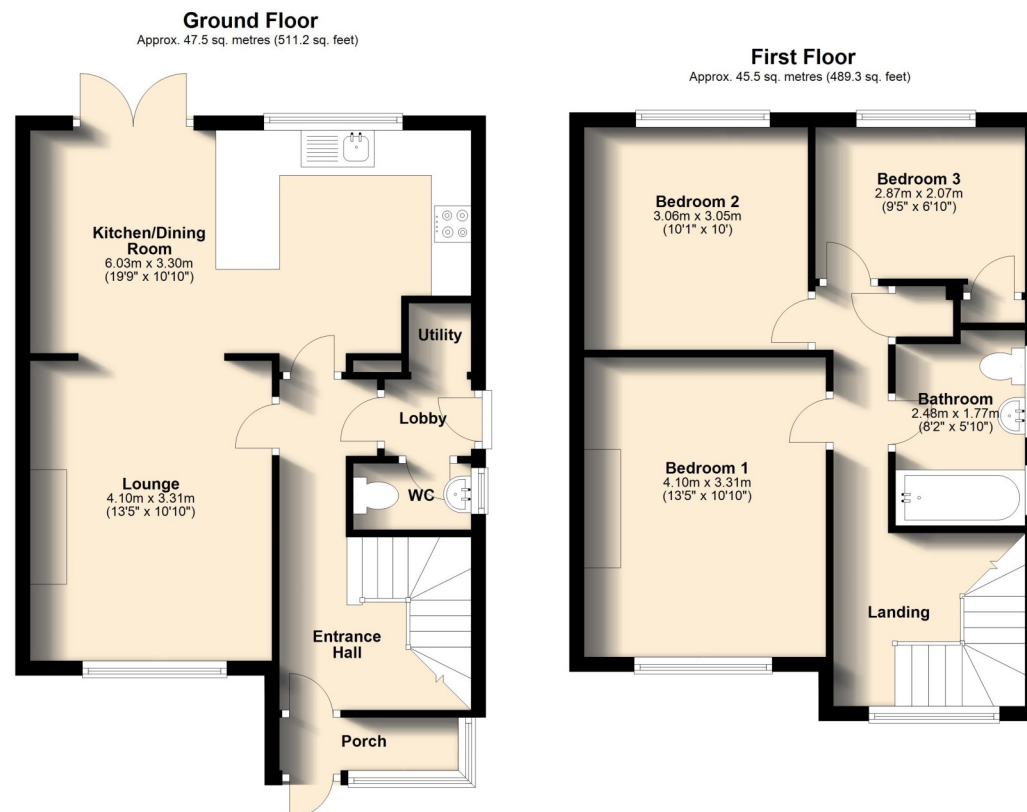
(Central Plymouth Office Only)

Our Property Reference:

25/K/24 5600



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

Draft Details – Not Approved & Subject To Change



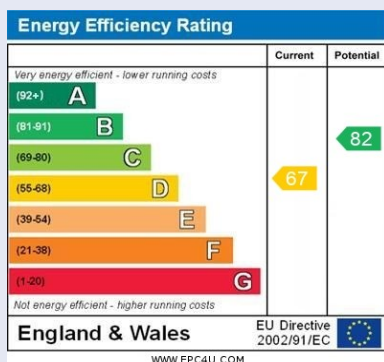
64 Carnock Road, Manadon,
Plymouth, PL2 3SH

POPULAR LOCATION
THREE BEDROOMS
TWO RECEPTIONS
LARGE REAR GARDEN
DRIVEWAY & GARAGE
PERFECT FAMILY HOME

We feel you may buy this property because...
'Of the popular residential location, spacious accommodation
and the large garden.'

£320,000

www.plymouthhomes.co.uk



Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Private Driveway and Garage

Outside Space

Large Rear Garden

Council Tax Band

C

Council Tax Cost 2024/2025

Full Cost: £1,968.77

Single Person: £1,476.58

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £3,500

Second Home or Investment

Property: £19,500

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

///when.composers.bunks

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 beautifully presented home is located within the popular residential location of Manadon and boasts a lovely large rear garden. Internally the well-proportioned accommodation offers lounge, modern kitchen/dining room, downstairs wc, three bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is a private driveway leading to a single garage. Plymouth Homes advise an early viewing to fully appreciate this perfect family home.

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

Entry is via a uPVC part glazed door opens into the porch.

PORCH

With obscure double-glazed windows to the front and side, tiled flooring, uPVC glazed door into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing, under-stairs storage cupboard.

LOUNGE**4.10m (13'5") x 3.31m (10'10")**

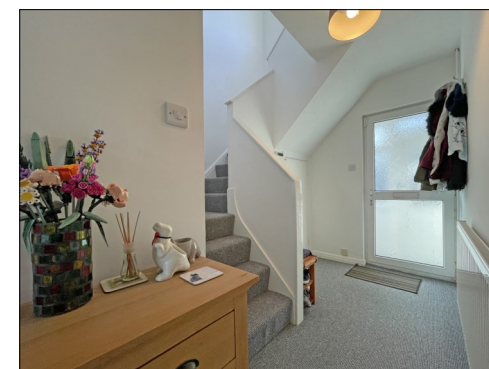
With double glazed window to front, coal effect living flame effect gas fire set within a wooden and stone surround, radiator, open plan into the kitchen/dining room.

KITCHEN/DINING ROOM**6.03m (19'9") x 3.30m (10'10")**

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, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the rear, space for dining table and chairs, radiator, recessed ceiling spotlights, uPVC glazed double doors to the rear garden, door to the entrance hall.

LOBBY

With tiled flooring, uPVC glazed door opening to the side of the property, open plan to the utility, door to the downstairs wc.

**UTILITY****0.94m (3'1") x 0.85m (2'10")**

With space for washing machine and also housing the wall mounted boiler serving the heating system and domestic hot water.

DOWNSTAIRS WC

With obscure double-glazed window to the side and fitted with a two-piece suite comprising, wall mounted wash hand basin, low-level WC, tiled splashbacks, tiled flooring.

FIRST FLOOR**LANDING**

With double glazed window to the front, radiator, access to the part boarded loft space with loft ladder, built in storage cupboard.

BEDROOM 1**4.10m (13'5") x 3.31m (10'10")**

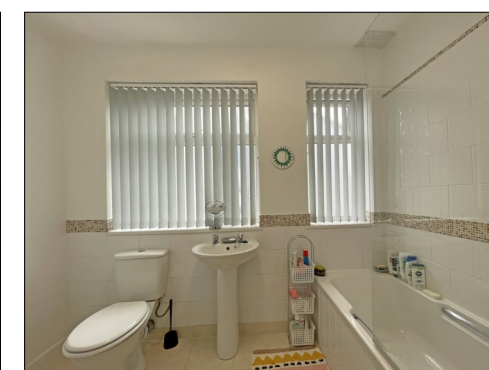
With double glazed window to the front, radiator.

BEDROOM 2**3.06m (10'1") x 3.05m (10')**

With double glazed window to the rear, radiator.

BEDROOM 3**2.87m (9'5") x 2.07m (6'10")**

With double glazed window to the rear, radiator, built in storage cupboard.

**BATHROOM****2.48m (8'2") x 1.77m (5'10")**

Fitted with a three-piece suite comprising panelled bath with separate shower above and shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, two obscure double-glazed windows to the side, radiator, tiled flooring.

OUTSIDE:**FRONT**

The front of the property is approached via a double width brick paved private driveway leading to the entrance porch. The driveway then proceeds to wooden double gates and follows on to the garage and the substantial rear garden.

REARThe large rear garden is a particular feature of the property measuring **22.64m (74'3") max at longest x 13.16m (43'2") max at widest**. From the dining area the double doors open to a lovely, decked seating area overlooking the garden and accessing the driveway and garage. The majority of the remaining garden is laid to lawn with a further secluded decked area and all enclosed by wall and fencing.**GARAGE**

A single garage with up and over garage door to the driveway.