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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

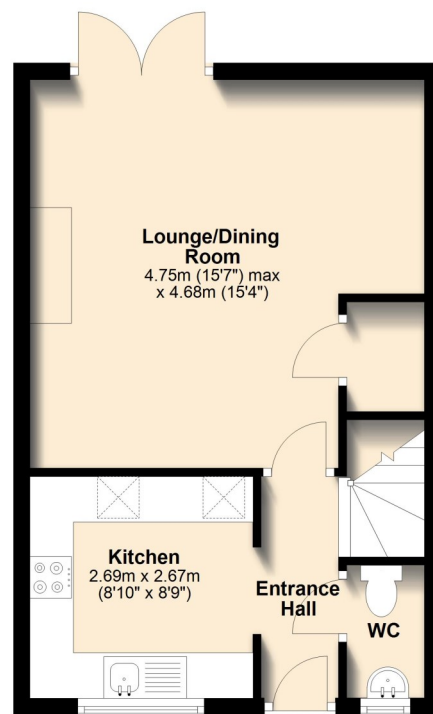
Our Property Reference:

07/B/25 5643



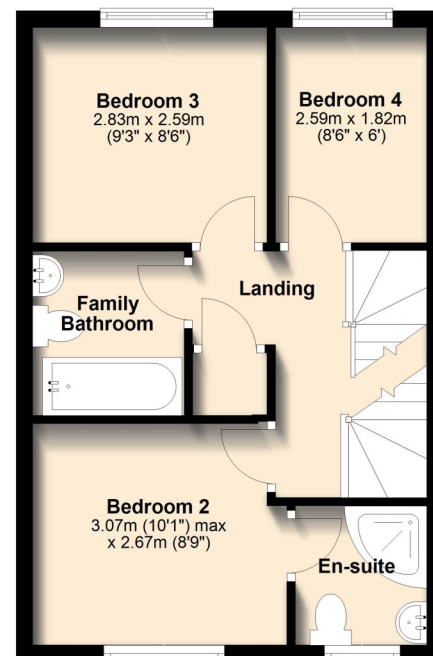
Ground Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



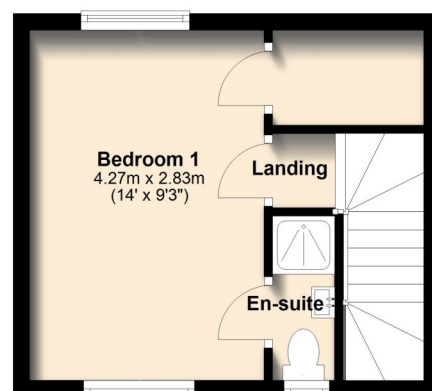
First Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



Second Floor

Approx. 20.2 sq. metres (217.0 sq. feet)

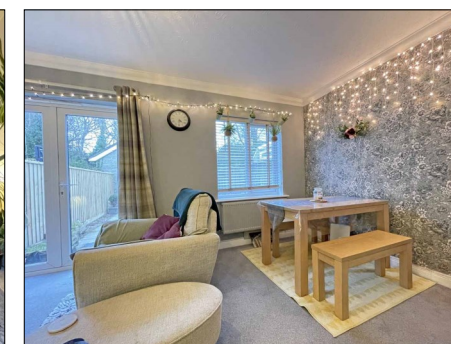
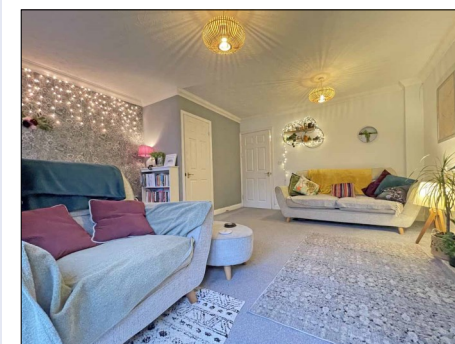


Further Information...

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



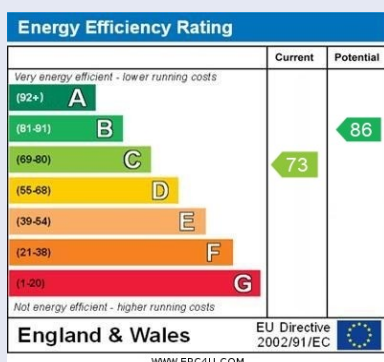
**57 Temeraire Road, Manadon Park,
Plymouth, PL5 3UA**

**POPULAR LOCATION
THREE STOREY HOME
FOUR BEDROOMS
TWO EN-SUITES
SOUTH FACING GARDEN
GARAGE & PARKING**

We feel you may buy this property because...
'Of the versatile accommodation and popular residential location.'

£290,000

www.plymouthhomes.co.uk



Number of Bedrooms
Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage

Outside Space
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: £2,000
Second Home or Investment Property: £16,500

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
///judges.leaned.whips

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

Maximum Broadband Available
Download Speed: 1800Mbps
Upload Speed: 220Mbps

Introducing...

This deceptively spacious home is arranged over three floors and is located within the popular residential area of Manadon Park. The accommodation offers lounge/dining room, kitchen, downstairs wc, four bedrooms, two en-suites and a family bathroom. Further benefits include double glazing, central heating and externally there is a south facing rear garden and a single garage with parking in front. Plymouth Homes advise an early viewing to appreciate this ideal family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator and stairs rising to the first-floor landing.

KITCHEN

2.69m (8'10") x 2.67m (8'9")

Fitted with a matching range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, a range of integrated appliances to include fridge, freezer, dishwasher, washing machine, eye level electric oven, microwave and four ring gas hob with stainless steel cooker hood above, double glazed window to the front, recessed ceiling spotlights.

LOUNGE/DINING ROOM

4.75m (15'7") max x 4.68m (15'4")

With a coal effect living flame gas fire set within a feature surround, two radiators, coving to ceiling, understairs storage cupboard, uPVC glazed double doors opening onto the rear garden.

DOWNSTAIRS WC

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



FIRST FLOOR

LANDING

With built in storage cupboard, coving to ceiling, stairs rising to the second-floor landing.

BEDROOM 2

3.07m (10'1") max x 2.67m (8'9")

With double glazed window to the front, radiator, door into the en-suite.

EN-SUITE

1.68m (5'6") x 1.60m (5'3")

Fitted with a three-piece suite comprising pedestal wash hand basin, shower cubicle with fitted shower above, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the front.

BEDROOM 3

2.83m (9'3") x 2.59m (8'6")

With double glazed window to the rear, radiator.

BEDROOM 4

2.59m (8'6") x 1.82m (6')

With double glazed window to the rear, radiator.

FAMILY BATHROOM

1.98m (6'6") x 1.82m (6')

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, radiator.



SECOND FLOOR

LANDING

With door into bedroom.

BEDROOM 1

4.27m (14') x 2.83m (9'3")

With double glazed Velux windows to the front and rear, radiator, wood effect laminate flooring, recessed ceiling spotlight, built in storage cupboard, door into the en-suite.

EN-SUITE

Fitted with a three piece suite comprising recessed shower cubicle with fitted electric shower above, wall mounted wash hand basin, low level wc, radiator/towel rail, extractor fan, Velux skylight window to the front.

OUTSIDE:

REAR

The rear opens to a southerly facing, enclosed garden measuring **8.17m (26'9") x 4.66m (15'3")**. The garden comprises paved and lawned areas with a side path accessing a pedestrian door into the garage.

GARAGE

Measuring **2.57m (8'5") x 5.28m (17'4")** with up and over garage door, power supply, lighting, pitched roof space. There is further vehicle parking available in front of the garage.

AGENT'S NOTE

The property has shared responsibility for the access into the parking area.

