

## Contact us

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PL4 7AA

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## Email Us

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## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

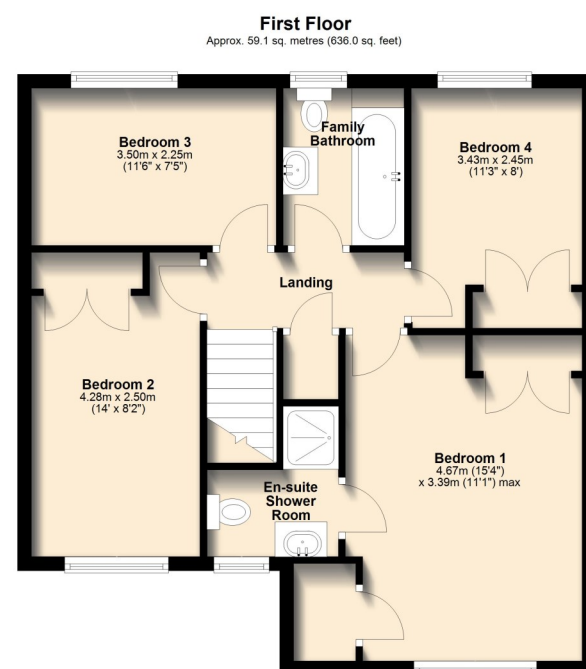
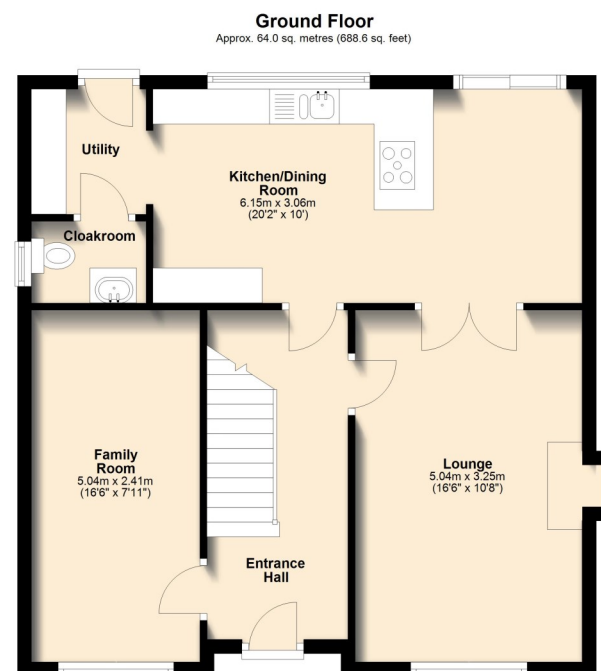
**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

**07/B/25 5644**



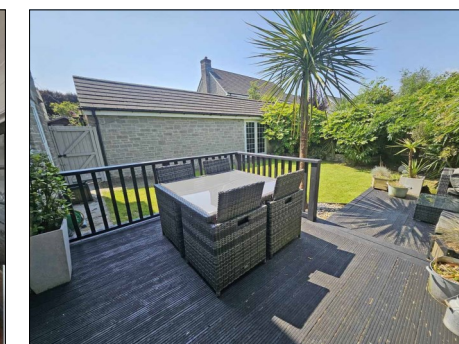
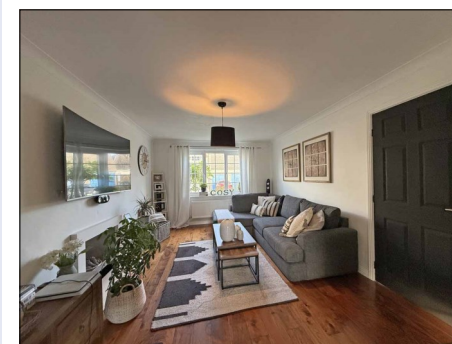
## Further Information...

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**



**100 Aberdeen Avenue, Manadon Park,  
Plymouth, PL5 3UG**

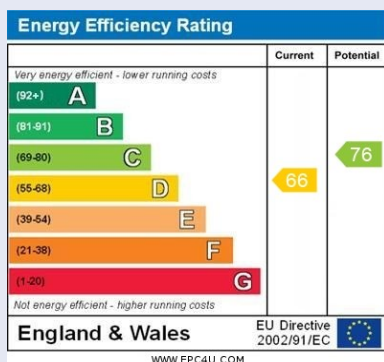
**DETACHED HOME  
FOUR BEDROOMS  
SEPARATE FAMILY ROOM  
EN-SUITE SHOWER ROOM  
KITCHEN/DINING ROOM  
WELL TENDED GARDENS  
GARAGE AND GARDEN ROOM**

*We feel you may buy this property because...*

'This detached family home is positioned on a good size level plot and benefits from a tandem double length garage that has been split to provide a useful garden room/home office.'

**£465,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)





**Number of Bedrooms**  
Four Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Drive and Tandem Garage

**Outside Space**  
West Facing Garden

**Council Tax Band**  
E

**Council Tax Cost 2024/2025**  
Full Cost: £2,707.06  
Single Person: £2,030.30

**Stamp Duty Liability**  
First Time Buyer: £8,250  
Main Residence: £13,250  
Second Home or Investment Property: £36,500

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**  
///riding.park.topped

**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 good size detached family home is positioned on the popular Manadon Park development and benefits from an attractive west facing garden to the rear. The accommodation comprises: entrance hall, lounge, family room, kitchen/dining room, utility room, cloakroom, four bedrooms, en-suite shower room and a family bathroom. Externally the property has well tended front and rear gardens, a 45’ driveway that leads to a garage and a good size garden room/home office. With double glazing, gas central heating and wooden floors throughout, Plymouth Homes highly recommend this desirable family home.

*The Accommodation Comprises...*

**GROUND FLOOR**

Part glazed entrance door opening to:

**ENTRANCE HALL**

Radiator, wooden floor, coved ceiling, stairs to the first floor landing with an under-stairs storage cupboard.

**LOUNGE**

**5.04m (16'6") x 3.25m (10'8")**  
Double glazed window to the front, log effect gas fire set in a contemporary surround, radiator, wooden floor, coved ceiling, double doors into the kitchen/dining room.

**FAMILY ROOM**

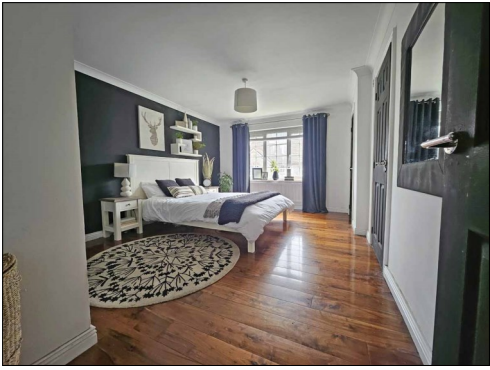
**5.04m (16'6") x 2.41m (7'11")**  
Double glazed window to the front, radiator, wooden floor, coved ceiling.

**KITCHEN/DINING ROOM**

**6.15m (20'2") x 3.06m (10')**  
Fitted with a matching range of modern base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated fridge, freezer and dishwasher, electric double oven with a five ring gas hob and cooker hood above, double glazed window to the rear, radiator, wooden floor, coved ceiling, tiled splashbacks, space for dining table, patio doors opening to the rear garden, door to the entrance hall, open plan to:

**UTILITY ROOM**

Fitted with a matching range of base and eye level units with worktop space above, tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator, extractor fan, part glazed door to the garden, door to:



**CLOAKROOM**

Frosted double glazed window to the side, vanity wash hand basin, low-level WC, tiled walls, wooden floor, coved ceiling, heated towel rail.

**FIRST FLOOR**

**LANDING**

Wooden floor, access to the loft, airing cupboard housing the gas boiler.

**BEDROOM 1**

**4.67m (15'4") x 3.39m (11'1") max**  
Double glazed window to the front, built-in double wardrobe, storage cupboard, radiator, wooden floor, coved ceiling, door to:

**EN-SUITE SHOWER ROOM**

Suite comprising a tiled shower cubicle, vanity wash hand basin, low-level WC, heated towel rail, extractor fan, tiled walls, frosted double glazed window to the front.

**BEDROOM 2**

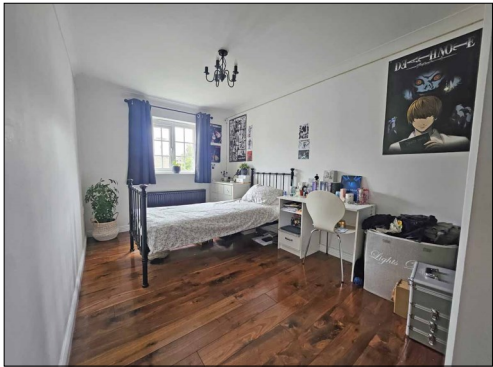
**4.28m (14') x 2.50m (8'2")**  
Double glazed window to the front, built-in double wardrobe, radiator, wooden floor, coved ceiling.

**BEDROOM 3**

**3.50m (11'6") x 2.25m (7'5")**  
Double glazed window to the rear, radiator, wooden floor, coved ceiling.

**BEDROOM 4**

**3.43m (11'3") x 2.45m (8')**  
Double glazed window to the rear, built-in double wardrobe, radiator, wooden floor, coved ceiling.



**FAMILY BATHROOM**

Suite comprising a double ended bath with an independent shower above, vanity wash hand basin, tiled walls, heated towel rail, extractor fan, frosted double glazed window to the rear.

**OUTSIDE**

**FRONT**

**13.7m (45')** driveway leading to the garage, well tended front garden, path leading to the covered entrance.

**GARAGE**

**5.21m (17'1") x 2.67m (8'9")**  
Up and over vehicular door, power and light connected, vaulted roof space.

**REAR**

**11.6m (38') x 9.4m (31')**  
West facing garden enclosed by fencing with a side access gate, two tier decked seating area, established shrubs and bushes, plant adorned arbour, outside water tap, access to the garden room.

**GARDEN ROOM**

**4.7m (15'6") x 2.5m (8'3")**  
Twin uPVC glazed doors, power and light connected, wooden laminated floor.