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Opening Hours

Monday - Friday

9.15am—5.30pm

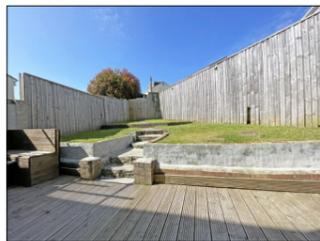
Saturday

9.00am—4.00pm

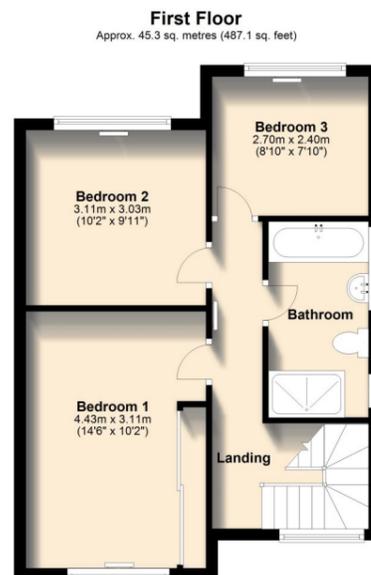
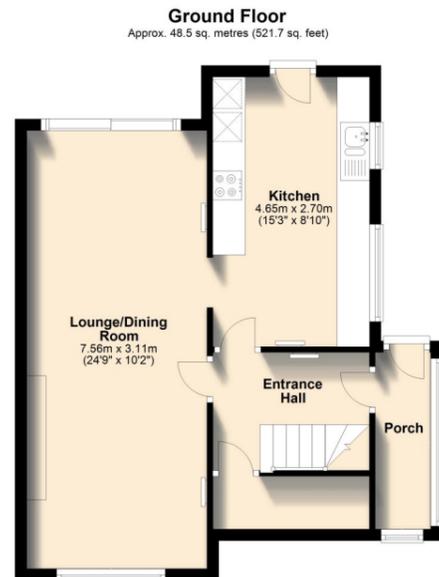
(Central Plymouth Office Only)

Our Property Reference:

12/C/25 5489



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



**47 Treveneague Gardens, Manadon,
Plymouth, PL2 3SX**

**BEAUTIFULLY PRESENTED
THREE BEDROOMS
LOUNGE/DINING ROOM
GOOD SIZED KITCHEN
FOUR PIECE BATHROOM
PRIVATE DRIVE & GARAGE**

We feel you may buy this property because...
'This family home is in a popular residential location and has well presented and spacious accommodation'

£295,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	
Current	Potential
70	83

Very energy efficient - lower running costs

(92+) 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 & Wales E.U. Directive 2002/91/EC

WWW.EPC4U.COM

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

Front And Rear Gardens

Council Tax Band

C

Council Tax Cost 2025/2026

Full Cost: £2,067.04

Single Person: £1,550.28

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £4,750

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.

What3words Location[///navy.played.glee](https://www.what3words.com/#!/navy.played.glee)**Flood Risk Summary**

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 100Mbps

Introducing...

This well-presented home is located within a popular residential location and has been presented to a high standard throughout. Internally the accommodation offers: entrance hall, spacious lounge/dining room, large kitchen, three good sized bedrooms and a four-piece bathroom suite. Further benefits include double glazing, central heating and externally there is a private driveway to garage and gardens to the front and rear. Plymouth Homes recommend a viewing of this perfect family home.

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

Entry is via an entrance door opening into the porch.

PORCH

With double glazed windows to the front and side, half height panelled wall, door into the entrance hall.

ENTRANCE HALL

With radiator, wood effect flooring, stairs rising to the first-floor landing with an under-stairs storage cupboard, built in storage cupboard.

LOUNGE/DINING ROOM**7.56m (24'9") x 3.11m (10'2")**

A lovely spacious reception room with double glazed window to the front, two radiators, uPVC glazed patio door opening onto the rear garden, doorway into the kitchen.

KITCHEN**4.65m (15'3") x 2.70m (8'10")**

A good sized kitchen fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl 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, eye level double



combination oven, four ring electric hob with stainless steel cooker hood above, spaces for dishwasher and washing machine, two double glazed windows to the side, radiator, wood effect flooring, uPVC half glazed door opening to the garden, door to the entrance hall.

FIRST FLOOR**LANDING**

With double glazed window to the front, radiator, wood effect flooring, access to the loft space.

BEDROOM 1**4.43m (14'6") x 3.11m (10'2")**

With double glazed window to the front, built in wardrobes, radiator.

BEDROOM 2**3.11m (10'2") x 3.03m (9'11")**

With double glazed window to the rear, radiator.

BEDROOM 3**2.70m (8'10") x 2.40m (7'10")**

With double glazed window to the rear, radiator.

BATHROOM**3.38m (11'1") x 1.73m (5'8")**

Fitted with a four-piece white suite comprising panelled bath, pedestal wash hand basin, shower enclosure with fitted rainfall shower above and



separate hand shower attachment, low-level WC, tiled surround, chrome radiator/towel rail, two obscure double-glazed windows to the side, tiled flooring.

OUTSIDE:**FRONT**

At the front the property is approached via a private driveway measuring **5.79m (19')** and leading to the garage and a gate with pathway to the main entrance. There is also a good sized lawned garden area enclosed by wall and fencing.

REAR

To the rear there is a triangular shaped, south westerly facing garden measuring **10.92 (35'10") max x 9.14m (30') max**. Adjoining the property is a side gate to the driveway and steps rising to a lawned area, all enclosed by wooden fencing.

GARAGE

Measuring **2.64m (8'8") x 4.73m (15'6")** with an up and over garage door to the driveway, power supply, lighting and window to the rear. The garage has currently been made into games/sports room.