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Opening Hours

Monday - Friday

9.15am—5.30pm

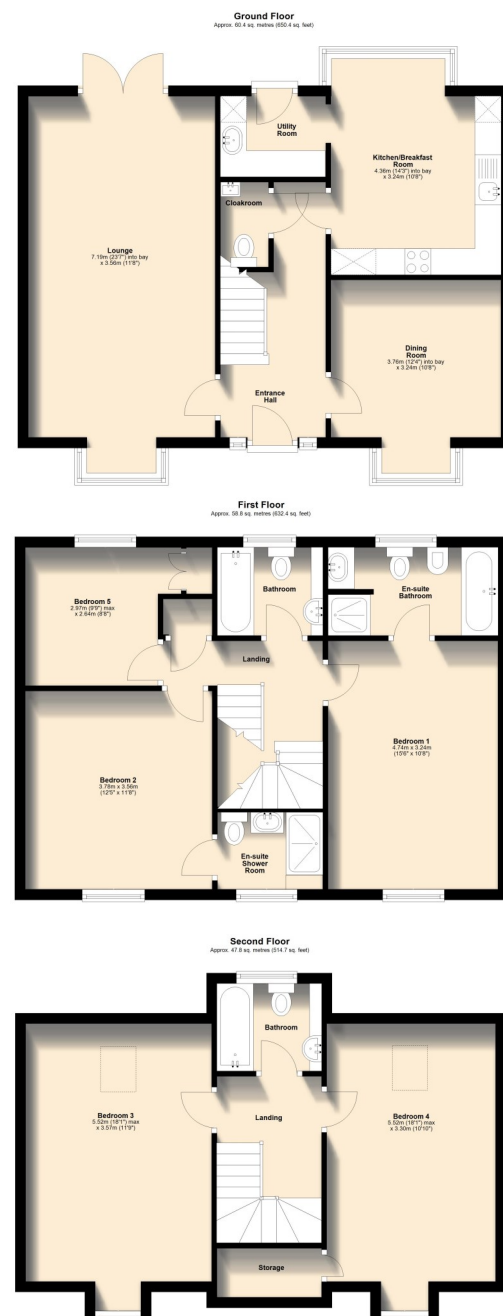
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

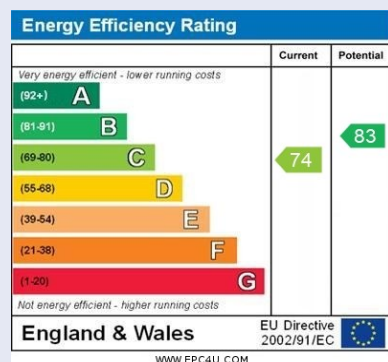
Our Property Reference:

14/E/25 5713



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



**DETACHED FAMILY HOME
FIVE BEDROOMS
FOUR BATH/SHOWER ROOMS
SOUGHT AFTER LOCATION
RE-FITTED MODERN KITCHEN
DOUBLE GARAGE**

**Malvern, 2 Temeraire Road,
Manadon Park, Plymouth, PL5 3UB**

We feel you may buy this property because...

'This impressive detached family home offers spacious living accommodation.'

£525,000

www.plymouthhomes.co.uk

Number of Bedrooms
Five Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Double Garage

Outside Space
Enclosed Rear Garden

Council Tax Band
F

Council Tax Cost 2025/2026
Full Cost: £3,358.94
Single Person: £2,519.21

Stamp Duty Liability
First Time Buyer: £16,250
Main Residence: £16,250
Second Home or Investment
Property: £42,500

Please be aware that there is
a 2% surcharge (of the
purchase price) on the above
rates for non-UK residents.

Title Plan Guideline



Introducing...

This substantial detached family home is positioned on the popular Manadon Park development and offered or sale with no onward chain. The extensive accommodation comprises: entrance hall, an impressive 23’ lounge, separate dining room, re-fitted kitchen/breakfast room and utility room, five bedrooms (four of which are doubles), two en-suites and two family bathrooms. Externally, the property has an enclosed 37’ rear garden and a double garage, currently arranged as a single garage with workshop/studio and loft storage room. With double glazing and gas central heating, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

Part glazed entrance door opening to:

ENTRANCE HALL

Two double glazed windows to front, radiator, stairs to the first floor landing with an under-stairs storage recess.

LOUNGE

7.19m (23'7") into bay x 3.56m (11'8")

Impressive dual aspect room with a double glazed bay window to the front, radiator, coved ceiling with two ceiling roses, feature wood panelling with a marble hearth and space for a flat screen TV, double glazed double doors opening to the garden.

DINING ROOM

3.76m (12'4") into bay x 3.24m (10'8")

Double glazed bay window to the front, radiator, coved ceiling with ceiling rose.

KITCHEN/BREAKFAST ROOM

4.36m (14'3") into bay x 3.24m (10'8")

Modern re-fitted kitchen with a matching range of base and eye level units with granite style worktop space above, ceramic sink with a single drainer and mixer tap , AEG fitted appliances to include an electric oven, four ring induction hob, cooker hood, microwave and fridge/freezer, double glazed bay window to the rear, radiator, tiled splashbacks, space for a breakfast table, opening to:

UTILITY ROOM

2.01m (6'7") x 1.54m (5'1")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a mixer tap, plumbing for washing machine, space for tumble dryer, radiator, concealed wall mounted gas boiler, part glazed door to the garden.

CLOAKROOM

Modern suite comprising a vanity wash hand basin and low-level WC, extractor fan, radiator.

FIRST FLOOR

LANDING

Radiator, airing cupboard housing the hot water cylinder, stairs to the second floor landing.

BEDROOM 1

4.74m (15'6") x 3.24m (10'8")

Double glazed window to the front, fitted bedroom furniture to include two double wardrobes, a dressing table and bedside cabinets, radiator, door to:

EN-SUITE BATHROOM

Refitted with a modern suite comprising a double ended bath, vanity wash hand basin, tiled shower cubicle, bidet, low-level WC, frosted double glazed window to rear, extractor fan, shaver point, radiator.



BEDROOM 2

3.78m (12'5") x 3.56m (11'8")

Double glazed window to the front, fitted bedroom suite with two built-in double wardrobes and drawer units, radiator, coved ceiling.

EN-SUITE SHOWER ROOM

Suite comprising a double shower cubicle with overhead rain and hand held shower heads, vanity wash hand basin with a feature stone basin, low-level WC, heated towel rail, extractor fan, shaver point, part tiled walls, frosted double glazed window to the front.

BEDROOM 5

2.97m (9'9") max x 2.64m (8'8")

Double glazed window to the rear, radiator, built in double wardrobe.

BATHROOM

Suite comprising a panelled bath with a hand shower attachment, vanity wash hand basin, low-level WC, part tiled walls, extractor fan, shaver point, frosted double glazed window to the rear, radiator.

SECOND FLOOR

LANDING

Access to the loft.

BEDROOM 3

5.52m (18'1") max x 3.57m (11'9")

Double glazed window to the front and a skylight window to the rear, fitted bedroom suite comprising two built-in double wardrobes with a dressing table and bedside cabinets, two radiators.

BEDROOM 4

5.52m (18'1") max x 3.30m (10'10")

Double glazed window to the front and a skylight window to the rear, two radiators, access to eaves storage.



BATHROOM

Suite comprising a panelled bath with a hand shower attachment, vanity wash hand basin, low-level WC, part tiled walls, extractor fan, shaver point, frosted double glazed window to the rear, radiator.

OUTSIDE

REAR

11.3m (37') x 10.7m (35')

Enclosed rear garden with a good size composite decked area, further gravelled area and area of tarmac (previously this area was used as driveway parking), established tree, access to the workshop.

GARAGE/WORKSHOP

Built as a double garage, and initially used by Barratt Homes as their sales office, the garage is divided into three areas:

GARAGE AREA

5.21m (17'1") x 2.39m (7'10")

Up and over vehicular door, power and light connected, door to:

WORKSHOP/STUDIO AREA

4.93m (16'2") x 2.49m (8'2")

Plaster boarded walls and ceiling, glazed door and window to the garden, recessed spotlights, wooden laminated floor, stairs to:

LOFT STORAGE AREA

4.93m (16'2") x 2.33m (7'8") Maximum head height 1.73m (5'8")

Plaster boarded walls and ceiling, power points, access to eaves storage, skylight window, recessed spotlights.

