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Opening Hours

Monday - Friday

9.15am—5.30pm

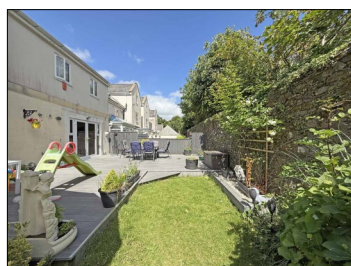
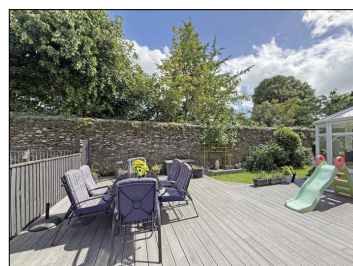
Saturday

9.00am—4.00pm

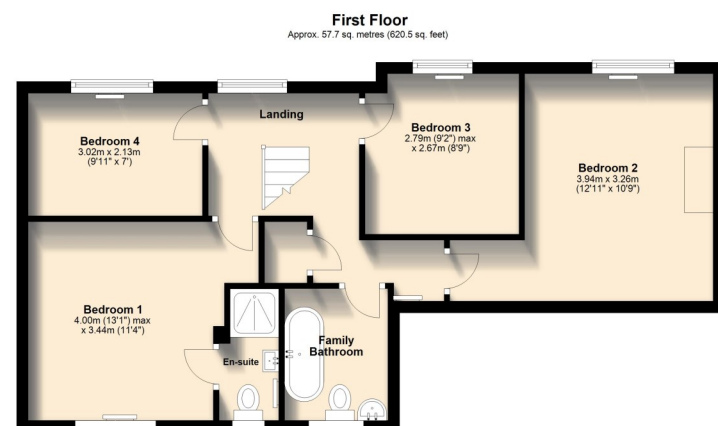
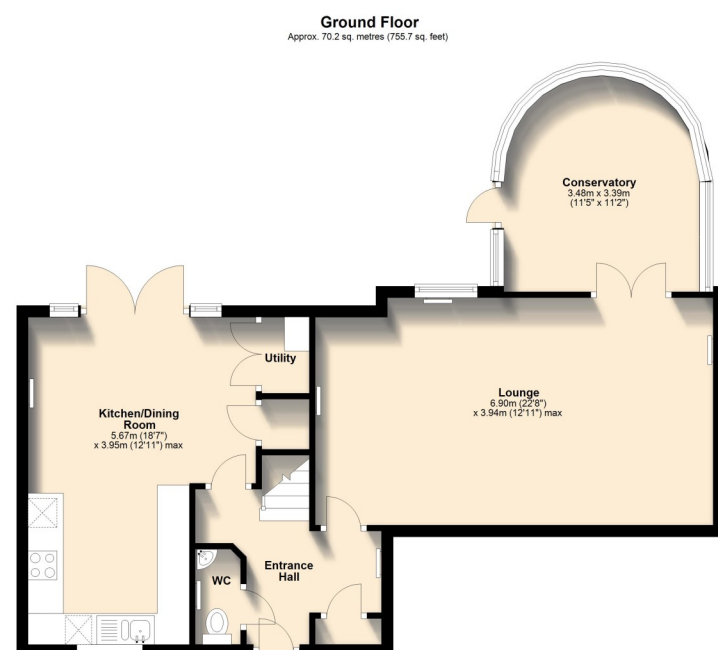
(Central Plymouth Office Only)

Our Property Reference:

30/E/25 5728



Floor Plans...



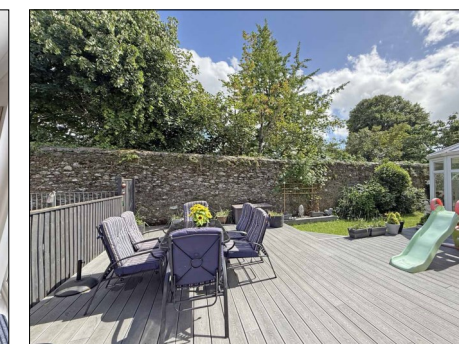
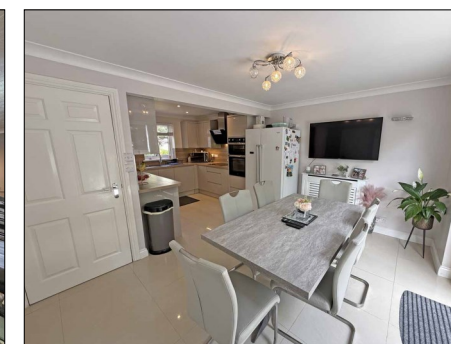
Further Information...

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



**7 Captains Gardens, Manadon Park
Plymouth, PL5 3UJ**

We feel you may buy this property because...

‘Of the lovely, secluded position and particularly spacious accommodation on offer within this deceptive home.’

£400,000

**DECEPTIVELY SPACIOUS
SECLUDED POSITION
FOUR BEDROOMS
TWO RECEPTIONS
CONSERVATORY
SOUTH FACING GARDEN
DRIVEWAY & GARAGE**

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
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			
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

Number of Bedrooms
Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and Parking

Outside Space
South Facing Garden

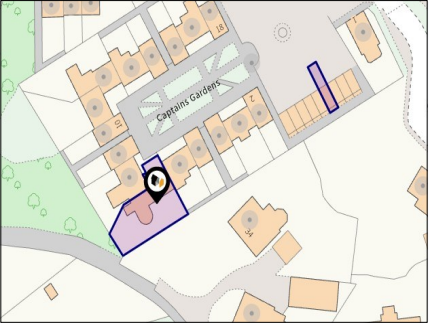
Council Tax Band
D

Council Tax Cost 2025/2026
Full Cost: £2,325.42
Single Person: £1,744.07

Stamp Duty Liability
First Time Buyer: £5,000
Main Residence: £10,000
Home or Investment
Property: £30,000

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...

The Captains Gardens, Manadon Park is the original walled Herb Garden to Manadon House. Imaginatively developed by Barratt Homes in 2002 the Captains Gardens has retained an air of exclusivity, being enclosed by the original stone wall and centred around a re-instated herb garden. Deceptive from the front, and positioned in the far-left hand corner, No. 7 is the biggest of all the houses in the Captains Garden and benefits from a walled south facing garden. In addition to the private rear garden, there is a further established ‘secret garden’ for the sole use of the residents. This unique family home benefits from all the conveniences one would expect from a modern home, such as double-glazed windows, central heating, parking and a garage. Plymouth Homes would therefore highly recommend a viewing of this well-presented, desirable home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, tiled floor, coved ceiling, built in storage cupboard, stairs rising to the first-floor landing.

LOUNGE

6.90m (22'8") x 3.94m (12'11") max

A lovely, spacious reception room with double glazed window to the rear, two radiators, dado rail, coved ceiling, electric fire set within a feature stone surround, uPVC glazed double doors into the conservatory.

CONSERVATORY

3.48m (11'5") x 3.39m (11'2")

With uPVC double glazed windows to the rear overlooking the garden, power point, door onto the garden.

KITCHEN/DINING ROOM

5.67m (18'7") x 3.95m (12'11") max

Another lovely sized reception space, fitted with a matching range of modern base and eye level units with soft closing drawers and doors, worktop space above, sink unit with single drainer and mixer tap, retractable corner storage units, splashbacks, under-unit lighting, fitted eye level double oven and electric hob with wall mounted cooker hood above, integrated dishwasher, space for American style fridge/freezer and dining table and chairs, recessed ceiling spotlights, tiled flooring, double glazed window to the front, two double glazed windows to the rear, radiator, coved ceiling, built in storage cupboard and built in utility cupboard, uPVC glazed double doors opening onto the rear garden.

UTILITY CUPBOARD

1.32m (4'4") x 0.83m (2'8")

With worktop space, tiled splashbacks, spaces for washing machine and tumble dryer, housing the wall mounted boiler serving the heating system and domestic hot water.

DOWNSTAIRS WC

Fitted with a two-piece suite comprising, wash hand basin, low-level WC, extractor fan, tiled splashback, radiator, tiled floor.



FIRST FLOOR

LANDING

With double glazed window to the rear, radiator, built in airing cupboard with shelving and housing the hot water cylinder.

BEDROOM 1

4.00m (13'1") max x 3.44m (11'4")

A good-sized double bedroom with double glazed window to the front, radiator, coving to ceiling, access to the loft space, door into the en-suite.

EN-SUITE

2.28m (7'6") x 1.03m (3'5") max

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard storage below, recessed shower cubicle with fitted shower, low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double-glazed window to the front, radiator.

BEDROOM 2

3.94m (12'11") x 3.26m (10'9")

A second, good sized bedroom with double glazed window to the rear, radiator, coving to ceiling, access to the loft space.

BEDROOM 3

2.79m (9'2") max x 2.67m (8'9")

A third double bedroom with double glazed window to the rear, fitted bedroom suite comprising built-in wardrobes with overhead storage, bedside cabinets, radiator.

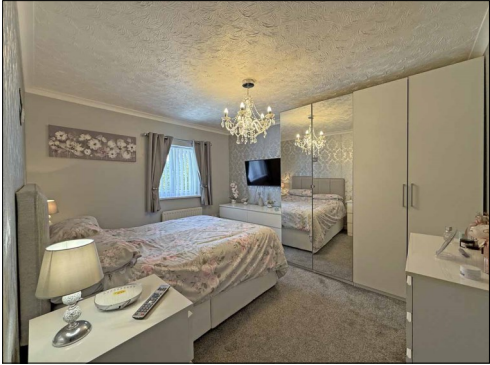
BEDROOM 4

3.02m (9'11") x 2.13m (7')

A good sized fourth bedroom with double glazed window to the rear, radiator, coving to ceiling.

FAMILY BATHROOM

Fitted with a three-piece suite comprising panelled bath with hand shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled surround, part tiled walls, heated radiator/ towel rail, shaver point, obscure double-glazed window to the front.



OUTSIDE:

FRONT

The development is set within a secluded position within Manadon Park and is approached via a stone wall which opens to the parking and garages of each property with a central roundabout. From here access is given onto the attractive and well-maintained herb garden with paved pathways leading to each of the properties and the resident's secret garden. To the front of this property a shared gate opens to a brick paved garden area leading to the main entrance.

REAR

A particular feature of this property is the southerly facing rear garden which measures **21.15m (69'4") in width x 10.93 (35'10") at longest**. The majority of the garden is encompassed by a lovely stone wall which formed the boundary of the original captain's garden. From the kitchen/dining room French doors open to lovely composite decked seating area with a gate and shared pathway leading to the garage and parking. In the opposite direction the garden opens to a lovely lawned area with established flower borders, a selection of trees and shrubs and all enclosed.

GARAGE

A good-sized garage with up and over door, power supply and lighting, pitched roof space ideal for storage and rear door opening to a covered bin storage area. In front of the garage there is parking available for two further vehicles.

SECRET GARDEN

At the end of the herb garden a pathway continues between the houses and leads to a resident's ‘secret garden’ which is secured by a locked gate. This garden comprises lawn and woodland areas strictly for the use of residents of Captains Gardens where children can play and social events are also held.

AGENT’S NOTE

We have been informed there is an estate charge of £36 per month for the maintenance of the communal garden areas.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

