

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

03/C/25 5666

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only (for an amazing fee from only £199 to include VAT) to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £50 plus VAT. Please contact us on (01752) 514500 to book your appointment.

Further Information....

THESE PARTICULARS ARE ISSUED IN GOOD FAITH AND DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY CONTRACT OR OFFER. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. 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



LOVELY SECLUDED POSITION
EXECUTIVE DETACHED HOME
FIVE LARGE BEDROOMS
THREE RECEPTIONS
KITCHEN/BREAKFAST ROOM
DOUBLE DRIVE & GARAGE
LARGE, ENCLOSED GARDEN

**22 Conqueror Drive, Manadon Park,
Plymouth, PL5 3UT**

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

'Of the lovely residential position and spacious accommodation on offer.'

£775,000

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
Five Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Private Driveway and Garage

Outside Space
Rear Garden

Council Tax Band
G

Council Tax Cost 2024/2025
Full Cost: £3,691.45
Single Person: £2,768.59

Stamp Duty Liability
First Time Buyer: £28,750
Main Residence: £28,750
Second Home or Investment Property: £67,500

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
///atomic.goods.lung

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

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 250Mbps

Introducing...

This executive, detached home is nestled within a secluded position within Manadon Park and enjoys an open outlook to the front aspect and a substantial, enclosed garden to the rear. Internally the particularly spacious accommodation is arranged over three floors and boasts a large lounge, separate sitting room and dining room, kitchen/breakfast room, five large double bedrooms, two en-suites, family bath and shower rooms, dressing area off the main bedroom, utility and a downstairs wc. Further benefits include central heating, double glazing and a double width driveway and double garage. Plymouth Homes strongly advise an early viewing to fully appreciate the lovely position and the generous accommodation on offer within this beautiful, detached home.

The Accommodation Comprises....

GROUND FLOOR

ENTRANCE

Entry is via a pillared entrance door, with window above, opening into the entrance hall.

ENTRANCE HALL

With radiator, wood effect laminate flooring, decorative coving to ceiling, stairs rising to the first-floor landing.

LOUNGE

6.14m (20'2") x 4.25m (13'11")

A lovely sized reception space with double glazed windows to the side and rear, two radiators, coal effect living flame gas fire set within a feature stone surround, wall lights, glazed double doors opening to the rear garden, double doors opening into the sitting room.

SITTING ROOM

4.81m (15'9") x 3.78m (12'5") max

With glazed double doors with side windows opening onto the rear garden, radiator, decorative coving to ceiling with ceiling rose, door into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

5.41m (17'9") x 4.81m (15'9")

Fitted with a country style kitchen with a matching range of base and eye level units with granite worktops above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, integrated dishwasher, space for fridge/freezer, space for range cooker with cooker hood above, two double glazed windows to the front, radiator, tiled flooring, recessed ceiling spotlights, doors opening into the entrance hall and the utility room.

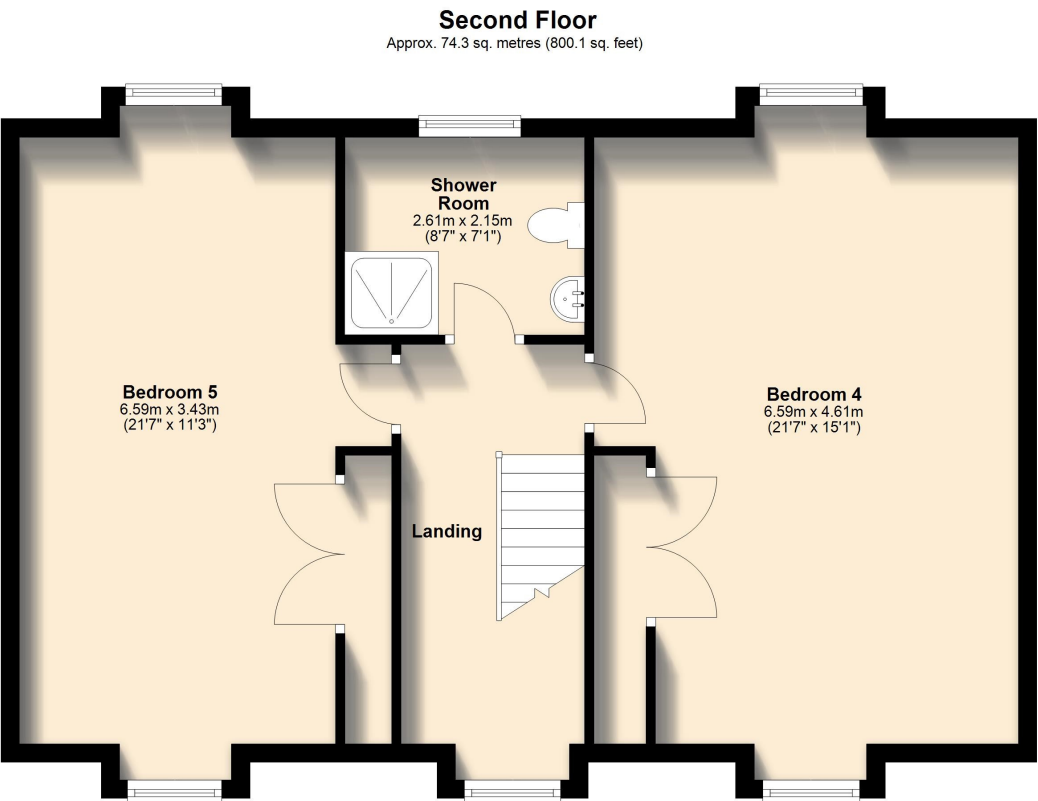
UTILITY ROOM

2.44m (8') x 1.65m (5'5")

Fitted with a range of base units with granite worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted



Floor Plans....



boiler serving the heating system and domestic hot water, spaces for washing machine and tumble dryer, radiator, half glazed stable door opening to the rear garden.

DINING ROOM
4.29m (14'1") max x 2.55m (8'4")
With two double glazed windows to the front, radiator, decorative coving to ceiling with ceiling rose.

CLOAKROOM
1.60m (5'3") x 1.55m (5'1")
With radiator, wood effect laminate flooring, coving to ceiling, door into the downstairs wc.

DOWNSTAIRS WC
With obscure double-glazed window to the side and fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, tiled splashback, radiator, wood effect laminate flooring, coving to ceiling.

FIRST FLOOR

LANDING
With double glazed window to the front, radiator, coving to ceiling, stairs rising to the second-floor landing, built in airing cupboard housing the hot water cylinder.

MAIN BEDROOM
5.41m (17'9") x 4.81m (15'10")
A lovely large bedroom with two double glazed windows to the front enjoying the open outlook, radiator, coving to ceiling, door opening into the dressing area.

DRESSING AREA
3.04m (10') x 1.24m (4'1")
With double glazed window to the rear, radiator, coving to ceiling, two built in double wardrobes, door opening into the en-suite.

EN-SUITE
3.04m (10') x 2.54m (8'4")
Fitted with a four piece suite comprising double shower enclosure with fitted rainfall shower above hand shower attachment, shower screen, obscure double-glazed window to the rear, radiator/towel rail, extractor fan, shaver point, inset shelving, wall mounted mirror, coving to ceiling, recessed ceiling spotlights.

BEDROOM 2
4.00m (13'2") x 3.40m (11'2")
With double glazed windows to the side and rear, radiator, coving to ceiling, door into the Jack and Jill family bathroom.

BEDROOM 3
3.35m (11') max x 2.63m (8'8")
With two double glazed windows to the front enjoying the outlook, radiator, coving to ceiling, door into the en-suite.

EN-SUITE
Fitted with a three-piece suite comprising pedestal wash hand basin, recessed shower cubicle with fitted shower above, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, shaver point, obscure double-glazed window to the side, wood effect laminate flooring, wall lights.

FAMILY BATHROOM
3.84m (12'7") max x 2.64m (8'8")
Fitted with a four-piece suite comprising panelled bath with hand shower attachment off a telephone style mixer tap, pedestal wash hand basin, recessed double shower enclosure with fitted shower above, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, shaver point, obscure double glazed window to the rear, coving to ceiling, recessed ceiling spotlights, Jack & Jill door to bedroom 2.



SECOND FLOOR

LANDING

With double glazed window to the front, radiator, coving to ceiling, access to the loft space.

BEDROOM 4

6.59m (21'7") x 4.61m (15'1")

With double glazed windows to the front and rear, radiator, coving to ceiling, built in storage cupboard.

BEDROOM 5

6.59m (21'7") x 3.43m (11'3")

With double glazed windows to the front and rear, radiator, built in storage cupboard.

SHOWER ROOM

2.61m (8'7") x 2.15m (7'1")

Fitted with a three-piece suite comprising shower cubicle with fitted shower above, pedestal wash hand basin, low-level WC, radiator/towel rail, extractor fan, shaver point, tiled splashback, double glazed Velux windows to the rear, tile effect laminate flooring, wall lights, recessed ceiling spotlights.

OUTSIDE

FRONT

The property is one of three houses approached via a private road from the roadside. There is an established lawn garden with mature trees and shrubs and secure gates to either side opening to the rear garden. To the right side of the house is a double width driveway and double garage.

REAR

The rear opens to a substantial and secure garden measuring **35.05m (115') max at longest x 40.84m (134') max at widest**. The majority of the garden is laid to lawn with paved and gravelled seating areas, flower borders, mature trees, decorative railings and all enclosed by hedged borders.

DOUBLE GARAGE

The garage is approached via a double width private driveway. The garage itself measures **5.80m (19') in width x 7.70m (18'7") in length** with two up and over garage doors, power supply, lighting and a pitched roof space offering potential for storage.

AGENT'S NOTE

We're informed by the owners that the mature trees within the rear garden have a tree preservation order.

Floor Plans....

