

Contact us

Central Plymouth Office

22 Mannamead Road

Mutley Plain

Plymouth

PL4 7AA

(01752) 514500

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PL6 5AQ

(01752) 772846

Email Us

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Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

24/G/25 5754

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 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...

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



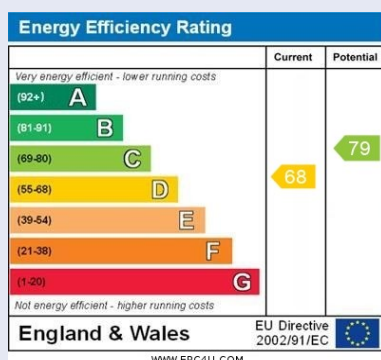
15 Macaulay Crescent, Manadon, Plymouth, PL5 3HF

We feel you may buy this property because...
'Of the potential on offer to make this a lovely home'

£140,000

TWO BEDROOMS
SEPARATE LIVING ROOM
PLENTY OF POTENTIAL
OFF ROAD PARKING
NO ONWARD CHAIN
ENCLOSED GARDEN

www.plymouthhomes.co.uk



Number of Bedrooms
Two Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
Driveway

Outside Space
Private Front and Rear
Gardens

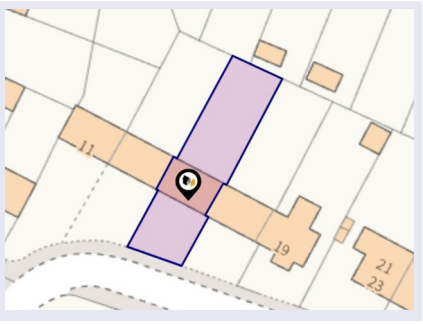
Council Tax Band
A

Council Tax Cost 2025/2026
Full Cost: £1,550.28
Single Person: £1,162.71

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £300
Second Home or Investment
Property: £7,300

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...

Plymouth Homes are delighted to present to the market this mid terraced house which is situated in the ever popular area of Manadon. Internally, the property will require a full course of refreshment and modernisation, but has potential to be a lovely family home. The accommodation comprises: a lounge, kitchen/diner, two good sized double bedrooms and a bathroom. Externally there is off road parking and an enclosed rear garden. Further benefits include double glazing and gas central heating. An internal inspection is highly recommended.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With obscure double-glazed window to the front, stairs rising to the first-floor landing.

LIVING ROOM

4.83m (15'10") x 3.23m (10'7")

A good sized reception with coving to the ceiling, double glazed window to the front, doors opening to the rear, radiator.

KITCHEN/DINING ROOM

3.16m (10'4") x 2.00m (6'7")

A good sized room fitted with a range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, splashbacks, integrated appliances to include larder fridge/freezer, dishwasher, fitted oven and hob with pull out cooker hood above, double glazed windows to the front and rear, half glazed door opening to the rear garden, understairs storage cupboard.

FIRST FLOOR

LANDING

With double glazed window to the rear, access to the loft space, radiator.

BEDROOM 1

4.83m (15'10") x 3.23m (10'7")

A good sized double bedroom with double glazed windows to the front and rear, radiator.

BEDROOM 2

3.20m (10'6") x 3.02m (9'11")

A second double bedroom with a double glazed window to the front, radiator, built in storage housing the wall mounted boiler serving the heating system and domestic to water.



BATHROOM

2.16m (7'1") x 1.71m (5'7")

Fitted with a three piece suite comprising a spa bath with fitted shower above, shower screen, wash hand basin, WC, tiled splashbacks, obscure double-glazed window to the rear, radiator.

OUTSIDE:

FRONT

To the front there is a car hardstanding with steps leading to the main entrance.

REAR

The rear opens to a north facing rear garden measuring approximately **7.31m (24'8") at widest x 12.80m (42'11") at longest.**

