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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

10/J/25 5812



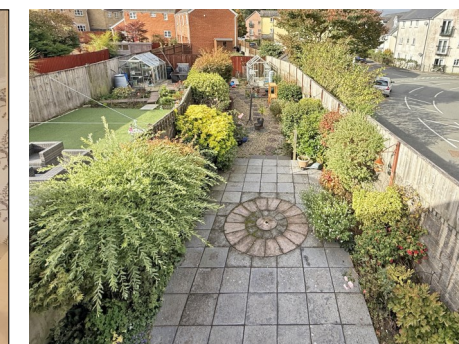
Floor Plans...



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



TWO DOUBLE BEDROOMS
WELL PRESENTED 70'
WEST FACING GARDEN
GARAGE AND PARKING
DOUBLE GLAZING
GAS CENTRAL HEATING
NO ONWARD CHAIN

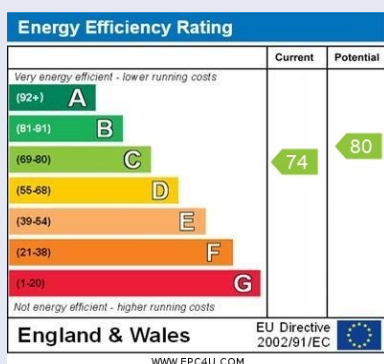
**18 Aberdeen Avenue, Manadon Park,
Plymouth, PL5 3UG**

We feel you may buy this property because...

'This well presented semi detached home is positioned in a sought after location and benefits from good size level gardens and a garage with parking.'

£230,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and Driveway

Outside Space
Level Gardens

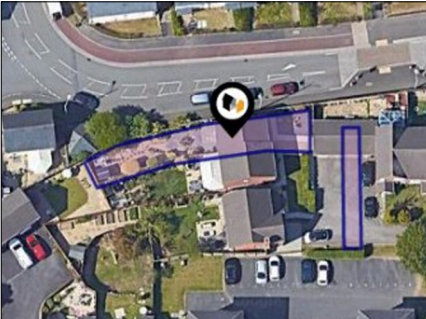
Council Tax Band
B

Council Tax Cost 2025/2026
Full Cost: £1,808.67
Single Person: £1,356.50

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,100
Home or Investment
Property: £13,600

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 well presented semi detached home is positioned in a favoured ‘tucked away’ location with a 70’ enclosed west facing rear garden. The accommodation comprises: entrance hall, lounge/dining room, modern fitted kitchen, two double bedrooms and a shower room. Externally, the property has front and rear gardens and a garage with a parking space in front. Offered for sale with no onward chain, gas central heating and double glazing, Plymouth Homes highly recommend this desirable modern home.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE HALL

Radiator, stairs to the first floor landing, door to:

LOUNGE/DINING ROOM

4.97m (16'4") x 4.16m (13'8") max

Double glazed twin doors and a window opening to the rear garden, radiator, coved ceiling, understairs storage cupboard.

KITCHEN

2.57m (8'5") x 2.10m (6'11")

Fitted with a matching range of modern base, drawer and eye level units with worktop space above, composite sink unit with a single drainer and mixer tap, plumbing for washing machine and slimline dishwasher, space for fridge/freezer, electric double oven with a four ring electric hob, double glazed window to the front, wall mounted gas combination boiler, part tiled walls.

CLOAKROOM

Frosted double glazed window to the front, refitted with suite comprising a vanity wash hand basin, low-level WC, tiled splashback, radiator.

FIRST FLOOR

LANDING

Access to the loft, doors to:



BEDROOM 1

3.59m (11'9") x 3.00m (9'10")

Two double glazed windows to the rear, fitted bedroom suite comprising two built-in double wardrobes, dressing table with central mirror and wall storage cupboards, bedside tables, radiator, coved ceiling.

BEDROOM 2

3.49m (11'5") max x 3.37m (11'1") max

Two double glazed windows to the front, fitted bedroom suite comprising two built-in double wardrobes, bed overhead storage and two bedside cabinets, radiator.

SHOWER ROOM

Fitted with a modern suite comprising a quadrant shower cubicle, wash hand basin, low level wc, part tiled walls, storage cupboard with drawers, double glazed frosted window to the side, coved ceiling.

OUTSIDE

FRONT

Attractive garden with well tended shrubs and bushes, a path leads to the covered entrance and side access.

REAR

21.3m (70') x 5.4m (17'10")

Large enclosed west facing rear garden, with a good size patio adjoining the rear of the house. The garden is gravelled for ease of maintenance and has well established shrubs and bushes, side access gate.

