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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

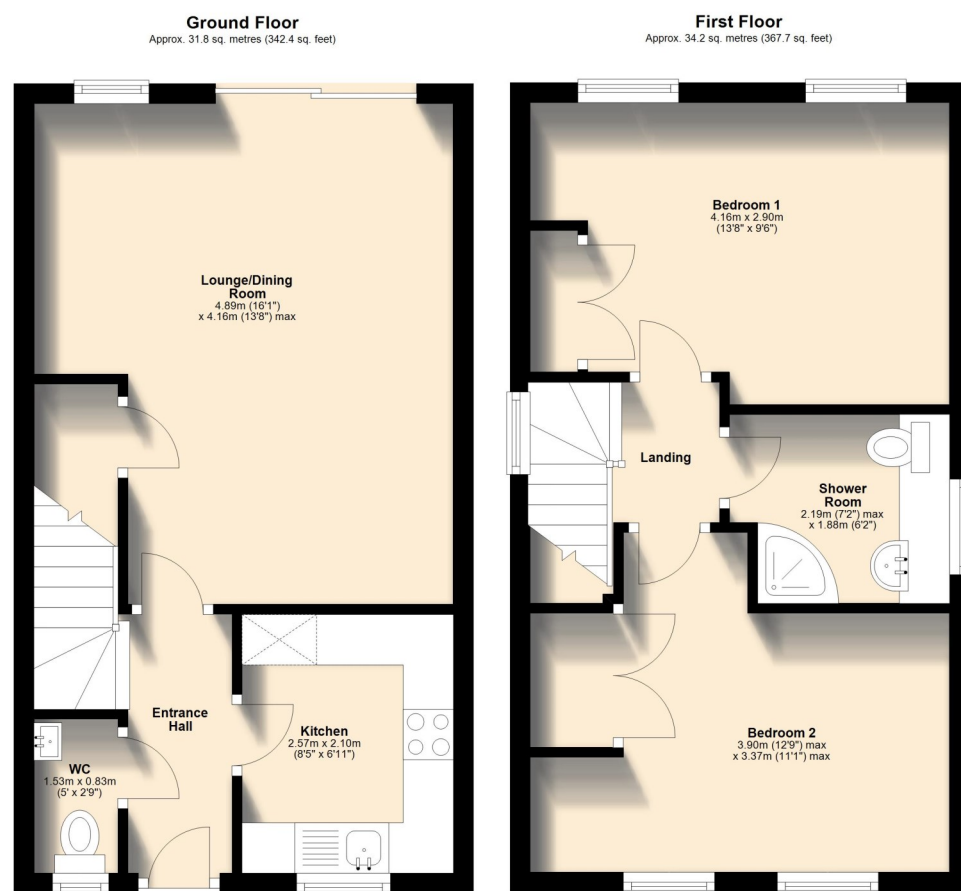
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

22/J/25 5814

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



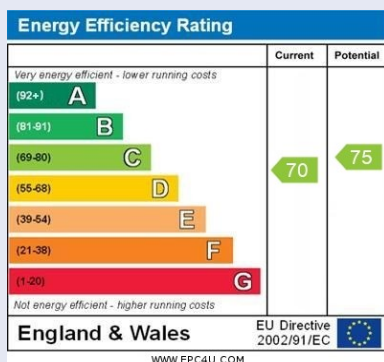
**23 Aberdeen Avenue, Manadon,
Plymouth, PL5 3UF**

**SOUGHT AFTER LOCATION
TWO BEDROOMS
ENCLOSED REAR GARDEN
GARAGE AND PARKING
DOUBLE GLAZING
MODERN FITTED KITCHEN
NO ONWARD CHAIN**

We feel you may buy this property because...
'Of its popular location and the well presented accommodation on offer.'

£220,000

www.plymouthhomes.co.uk



Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and Parking In Front Of Garage

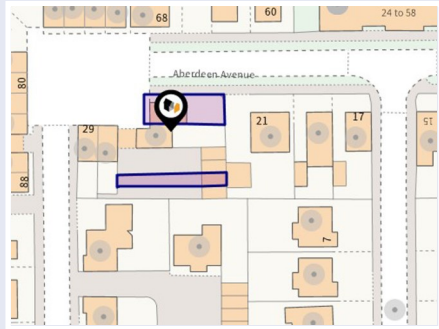
Outside Space
Enclosed Garden

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: £1,900
Home or Investment
Property: £12,900

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



Introducing...

Plymouth Homes are delighted to present to the market this well presented end terraced house, which is located in the centre of the desirable and sought after Manadon Park development. In brief, the accommodation comprises: entrance hall, WC, modern fitted kitchen, lounge/dining room, two double bedrooms and a shower room. Further benefits include gas central heating and double glazing. Externally, the property has an enclosed rear garden and a garage within a block with a parking space in front, which is in close proximity to the property. Being offered to the market with no onward chain, Plymouth Homes highly recommend an internal inspection.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, door to the downstairs WC and the lounge/dining room, stairs rising to the first floor landing.

WC

With frosted double glazed window to the front, vanity wash hand basin, low-level WC, tiled splashback, radiator.

LOUNGE/DINING ROOM

4.89m (16'1") x 4.16m (13'8") max

A good sized reception room with double glazed patio doors opening to the rear garden, double glazed window to the rear, radiator, understairs storage cupboard.

KITCHEN

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

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, eye level electric oven, four ring electric hob, cooker hood, double glazed window to the front, wall mounted boiler serving the heating system and domestic hot water.



FIRST FLOOR

LANDING

With double glazed window to the side, access to the loft space.

BEDROOM 1

4.16m (13'8") x 2.90m (9'6")

A double sized bedroom with two double glazed windows to the rear, two radiators, built in wardrobe.

BEDROOM 2

3.90m (12'9") max x 3.37m (11'1")

A further double sized bedroom with two double glazed windows to the front, built in wardrobe, radiator.

SHOWER ROOM

2.19m (7'2") x 1.88m(6'2")

Fitted with a modern suite comprising a quadrant corner shower cubicle, wash hand basin, low level WC, part tiled walls.

OUTSIDE

FRONT

The front is approached via a communal pathway to the main entrance with steps leading to the front door with surrounding metal railings and pathway leading to the side door.



REAR

The rear opens to an easterly facing garden measuring 8.22m (27'02") at longest x 6.09m (20'03") at widest. The garden comprises paved and lawned enclosed by wooden fencing, with a gate giving side access.

GARAGE

There is a single garage located within a block within close proximity to the property with a parking space directly in front. The garage has an up and over garage door and pitched roof which is ideal for additional storage.

