

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

**North Plymouth and
Residential Lettings Office**

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(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:

07/K/25 5828

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 competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. 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



THREE BEDROOMS

SEMI DETACHED

SOUGHT AFTER LOCATION

SOUTH WESTERLY GARDEN

CENTRAL HEATING

REPLACEMENT DOUBLE

GLAZING

GARAGE

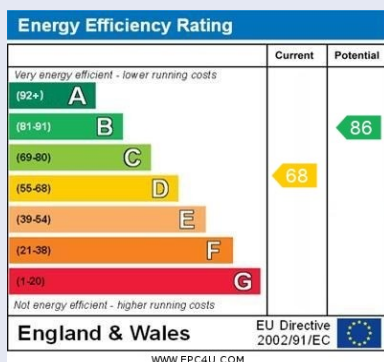
**35 Frobisher Approach, Manadon Park,
Plymouth, PL5 3UD**

We feel you may buy this property because...

'This semi detached home has three bedrooms, a south westerly facing garden and a garage.'

**Offers In Excess Of
£249,950**

www.plymouthhomes.co.uk



Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and Parking Space

Outside Space
South Facing Garden

Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,499
Home or Investment
Property: £14,996.50

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 modern semi detached home is positioned on the sought after Manadon Park development and benefits from an enclosed south westerly facing garden to the rear. The accommodation comprises: entrance hall, downstairs WC, lounge, kitchen/diner, three bedrooms and a bathroom. Externally, the property has gardens to the front and rear in addition to garage with a door opening to the rear garden. Offered for sale with no onward chain, Plymouth Homes recommend this comfortable family home.

The Accommodation Comprises...

GROUND FLOOR

Entrance door opening to:

LOUNGE

4.76m (15'8") x 2.43m (8')

Double glazed window to the front, coal effect fire set in a wooden surround, two radiators, stairs to the first floor landing, door to:

KITCHEN/DINING ROOM

4.41m (14'6") x 2.60m (8'6")

Fitted with a matching range of base and eye level units with worktop space above, sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven with a four ring gas hob and cooker hood above, double glazed window to the rear, radiator, ceramic tiled floor, tiled splashbacks, space for dining table, understairs storage cupboard.

ENTRANCE HALL

Double glazed window to the side, radiator.

CLOAKROOM

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

FIRST FLOOR

BEDROOM 1

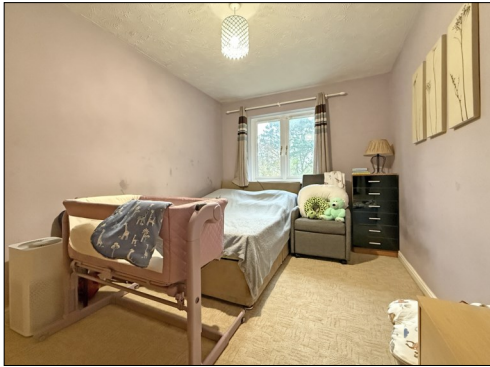
4.07m (13'4") x 2.55m (8'4")

Double glazed window to the front, radiator.

BEDROOM 2

3.29m (10'9") x 2.55m (8'4")

Double glazed window to the rear, radiator.



BATHROOM

Suite comprising a panelled bath with an independent shower above, vanity wash hand basin, low-level WC, tiled splashbacks, frosted double glazed window to the rear, radiator.

BEDROOM 3

3.12m (10'3") max x 1.76m (5'9")

Double glazed window to the front, radiator, storage cupboard.

LANDING

Double glazed window to the side, access to the loft.

OUTSIDE

FRONT

To the front of the property is an area of garden with shrubs and bushes.

REAR

Enclosed south westerly facing rear garden, measuring 28’ in length and mainly laid to lawn with a paved patio. The garden is enclosed by fencing and has a door opening into the rear of the garage.

GARAGE

Single garage positioned in a nearby block with a personal door opening to the rear garden.

