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Website

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Opening Hours

Monday - Friday

9.15am—5.30pm

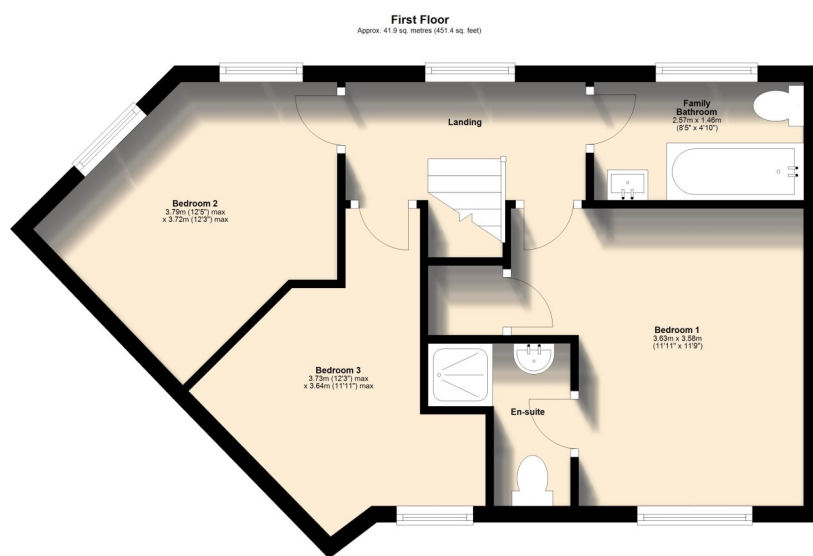
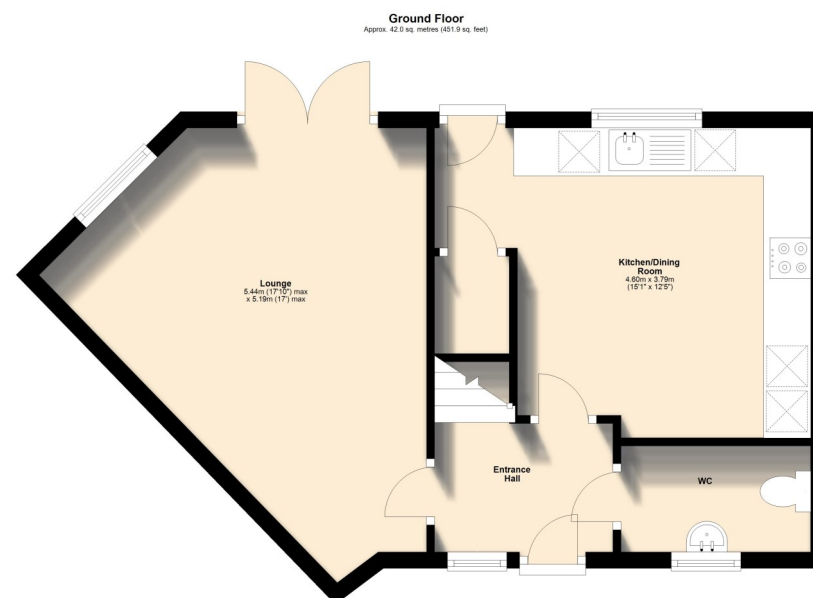
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

24/K/25 5837



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



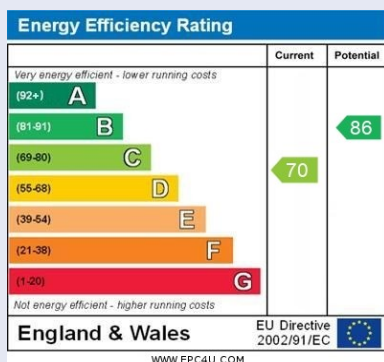
SECLUDED POSITION
BEAUTIFULLY PRESENTED
THREE BEDROOMS
SPACIOUS LOUNGE
KITCHEN/DINING ROOM
INTEGRATED APPLIANCES
DRIVEWAY & GARAGE

**85 Ramsey Gardens Manadon Park,
Plymouth, PL5 3UP**

We feel you may buy this property because...
'Of the secluded position and beautifully presented, spacious accommodation.'

**Offers In Excess Of
£300,000**

www.plymouthhomes.co.uk



Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
Enclosed Garden

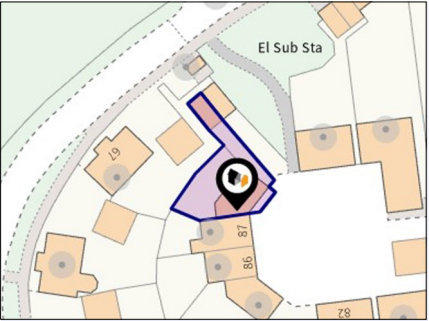
Council Tax Band
C

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £5,000
Home or Investment
Property: £20,000

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 beautifully presented and deceptively spacious home is nestled in a secluded position within the popular Manadon Park development. Internally the accommodation offers a good-sized lounge, modern kitchen/ dining room with a range of integrated appliances, a downstairs wc, three bedrooms, en-suite and a family bathroom. Further benefits include double glazing, central heating and externally there is an enclosed rear garden and a private driveway measuring 13.80m (45’3’’) in length and leading to a single garage. Plymouth Homes advise an early viewing to fully appreciate this perfect first time or family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With double glazed window to the front, radiator, decorative panelled walls and stairs rising to the first-floor landing.

DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, tiled splashbacks.

KITCHEN/DINING ROOM
4.60m (15'1") x 3.79m (12'5")

Fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, a range of integrated appliances to include fridge, freezer, dishwasher, washing machine, fitted eye level electric double oven and four ring gas hob with stainless steel cooker hood above, space for dining table and chairs, plinth LED lighting, double glazed window to the rear, radiator, recessed ceiling spotlights, understairs storage cupboard, half glazed door opening to the rear garden.



LOUNGE
5.44m (17'10") max x 5.19m (17') max
A good-sized reception space with double glazed window to the rear, two radiators, decorative panelled walls, coving to ceiling, uPVC glazed double doors opening to the rear garden.

FIRST FLOOR

LANDING

With double glazed window to the rear, radiator, decorative panelled walls, coving to ceiling, access to the loft space.

BEDROOM 1
3.63m (11'11") x 3.58m (11'9")
With double glazed window to the front, radiator, decorative panelled walls, airing cupboard also housing the hot water cylinder, 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, electric fan heater, extractor fan, wall mounted mirror with inset lighting.

BEDROOM 2
3.79m (12'5") max x 3.72m (12'3") max
With double glazed windows to the rear, one with far reaching views, radiator.

BEDROOM 3
3.73m (12'3") max x 3.64m (11'11") max
With double glazed window to the front, radiator, decorative panelled walls.



FAMILY BATHROOM
2.57m (8'5") x 1.46m (4'10")
Fitted with a three-piece suite comprising panelled bath with separate rainfall shower above and separate hand shower attachment, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, wall mounted mirror, shaver point and light, obscure double glazed window to the rear, recessed ceiling spotlights.

OUTSIDE:

FRONT
The front of the property is approached via a brick paved area and a covered main entrance. To the right side a private driveway leads to the garage.

REAR
The rear opens to a private and enclosed garden measuring **13.31m (43'8") in width x 5.64m (18'6") in length**. The garden comprises decked and lawned areas enclosed by hedge and fencing, with a side gate accessing the driveway.

DRIVE & GARAGE
To the right side of the house there is a private driveway measuring **13.80m (45'3") in length** and leading to the single garage. The garage has double doors and a pitched roof space which could be used for storage.

