

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

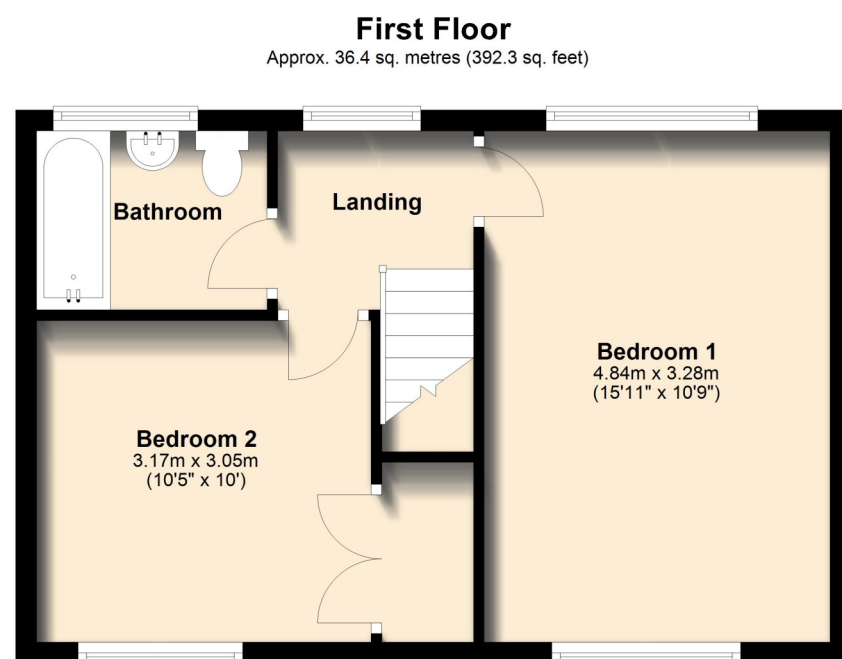
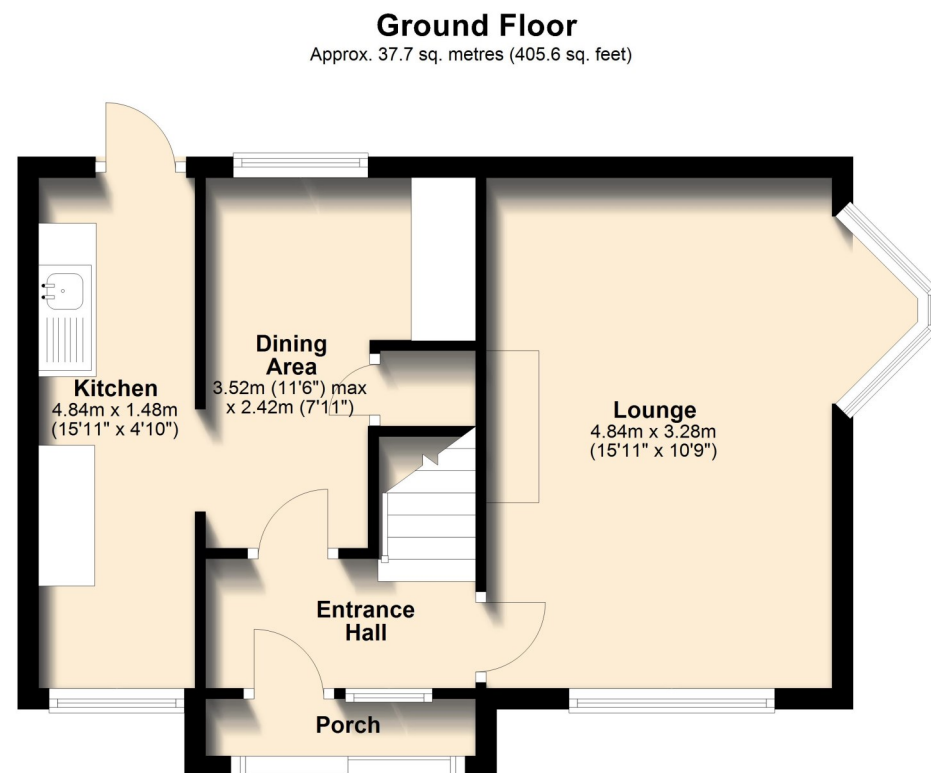
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

07/B/25 5646

Floor Plans...



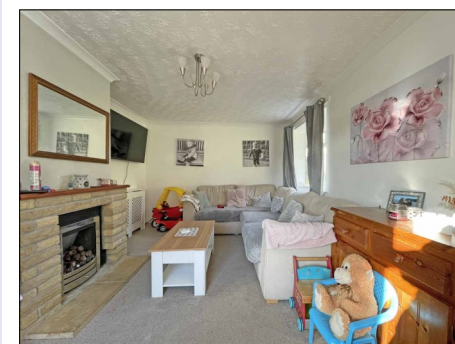
Further Information...

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



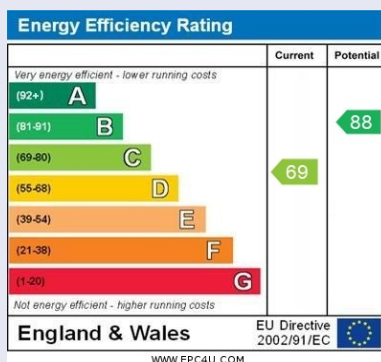
**254 St Peters Road, Manadon,
Plymouth, PL5 3HW**

**POPULAR LOCATION
TWO DOUBLE BEDROOMS
TWO RECEPTIONS
WEST FACING GARDEN
CENTRAL HEATING
NO ONWARD CHAIN**

We feel you may buy this property because...
'Of the well-proportioned accommodation and potential on offer.'

£190,000

www.plymouthhomes.co.uk



Number of Bedrooms

Two Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

TBC

Parking

On Street Parking

Outside Space

Front And Rear Gardens

Council Tax Band

A

Council Tax Cost 2024/2025

Full Cost: £1,476.58

Single Person: £1,722.68

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £1,300

Second Home or Investment

Property: £10,800

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

What3words Location

///voters.chest.dinner

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1800Mbps

Upload Speed: 220Mbps

Introducing...

Located within the heart of Manadon, this well-proportioned, end terraced property would make the ideal first-time home. Internally the accommodation offers separate lounge, dining area, kitchen, two large double bedrooms and the bathroom. Further benefits include double glazing, central heating and externally there is a west facing and enclosed rear garden. Offered for sale with no onward chain Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC glazed patio door opening into the porch.

PORCH

With uPVC part glazed door and side window opening into the entrance hall.

ENTRANCE HALL

With stairs rising to the first-floor landing and doors opening into the lounge and dining room.

LOUNGE

4.84m (15'11") x 3.28m (10'9")

With double glazed bay window to the side, double glazed window to the front, coal effect living flame gas fire set within a feature surround, radiator, coving to ceiling.

DINING AREA

3.52m (11'6") max x 2.42m (7'11")

With double glazed window to the rear, understairs storage cupboard, range of base and eye level units with worktop space over, open plan doorway into the kitchen.



KITCHEN

4.84m (15'11") x 1.48m (4'10")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge, freezer, washing machine and cooker, double glazed window to the front, uPVC half glazed door opening to the rear garden.

FIRST FLOOR

LANDING

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

BEDROOM 1

4.84m (15'11") x 3.28m (10'9")

A good-sized double bedroom with double glazed windows to the front and rear, built-in storage with hanging rail and shelving, radiator.

BEDROOM 2

3.17m (10'5") x 3.05m (10')

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

BATHROOM

2.18m (7'2") x 1.70m (5'7")

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the rear, radiator.

OUTSIDE:

FRONT

The front of the property is approached via a walkway from the roadside, leading to a private front garden with gravel and flower borders and a pathway to the entrance porch.

REAR

The rear opens to a good sized, westerly facing garden measuring **7.92m (26') in width x 13.58m (44'7")**. The rear garden comprises courtyard and lawned areas with mature tree and all enclosed by wall and fencing with a gate giving side access.

