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Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
09/A/26 5851

Floor Plans...



PLYMOUTH HOMES ESTATE AGENTS
SELLERS
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Draft Details – Not Approved & Subject To Change



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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 75 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| www.EPC4U.COM | | |

TWO BEDROOMS
STORAGE/STUDY AREA
KITCHEN/DINING ROOM
CONSERVATORY
WELL PRESENTED
THROUGHOUT
GAS CENTRAL HEATING
NO ONWARD CHAIN

80 St Peters Road, Manadon, Plymouth, PL5 3JG

We feel you may buy this property because...
'Of its central and convenient location aswell as the spacious and well presented accommodation on offer.'

Offers In Excess Of
£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
Enclosed Garden

Council Tax Band
A

Council Tax Cost 2025/2026
Full Cost: £1,550.28
Single Person: £1,162.71

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,300
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.

Title Plan Guideline



Introducing...

This well presented and spacious home is being sold with no onward chain. Internally the accommodation open plan living room, kitchen/dining room, conservatory, two good sized double bedrooms, study/box room and a bathroom. Further benefits include double glazing and central heating. Externally there are front and rear gardens. Plymouth Homes advise an early viewing to appreciate this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via part glazed entrance door opening into the open plan living room.

LIVING ROOM

5.74m (18'10") max x 3.51m (11'6") max

A good sized open plan reception room with stairs rising to the first floor landing, radiators, double glazed window to the front, storage cupboard and additional under stairs storage cupboard.

KITCHEN/DINING ROOM

5.74m (18'10") x 2.64m (8'8")

A good sized room fitted with a matching range of base and eye level units with worktop space over, sink unit with sink unit and single drainer, plumbing for washing machine and dishwasher, space for fridge and freezer, space for cooker, cooker hood above, two double glazed windows to the rear, two radiators, door opening into the conservatory.

CONSERVATORY

3.65m (12') x 2.22m (7'4")

Of uPVC construction, with double glazed windows, polycarbonate roof, radiator, uPVC glazed doors opening onto the rear garden.

FIRST FLOOR

LANDING

With built in storage cupboard, access to the loft space.



BATHROOM

2.38m (7'10") x 1.65m (5'5")

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low-level WC, partially tiled walls, radiator, obscure double-glazed window to the rear.

BEDROOM 1

3.87m (12'9") max x 3.49m (11'5") max

A double bedroom with double glazed window to the front, radiator.

BEDROOM 2

3.87m (12'9") x 2.67m (8'9")

A second double bedroom with double glazed window to the rear, radiator, built in storage cupboard.

STUDY/STORAGE

1.77m (5'10") x 1.00m (3'3")

With double glazed window to the front, wall mounted boiler serving the heating system and domestic hot water, currently used as a storage area.

OUTSIDE:

FRONT

A pathway leads to the main entrance and a gravelled garden area.

