

Contact us

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

(01752) 514500

North Plymouth and
Residential Lettings Office

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

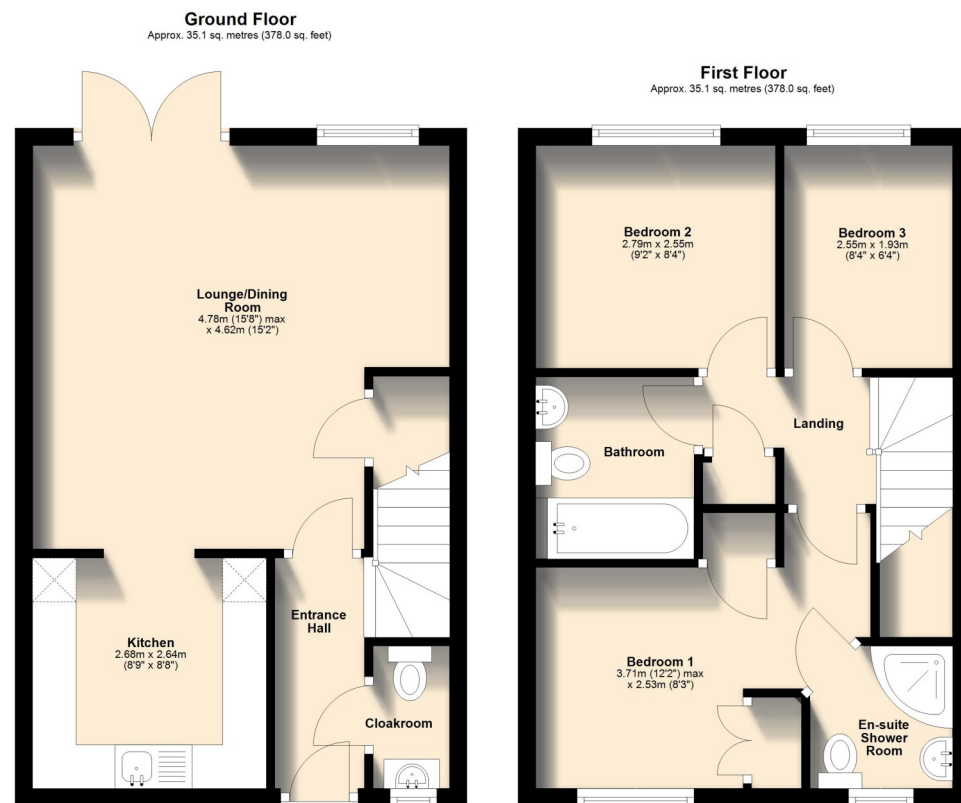
(Central Plymouth Office Only)

Our Property Reference:

11/E/26 5955



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



THREE BEDROOMS
BEAUTIFUL PRESENTATION
MODERN KITCHEN
RE-FITTED BATHROOM
EN-SUITE SHOWER ROOM
LEVEL DECKED GARDEN
GARAGE AND PARKING

35 Tameraire Road, Manadon Park,
Plymouth, PL5 3UA

We feel you may buy this property because...

'This beautifully presented modern home has been updated to include an impressive modern kitchen and re-fitted bathroom.'

£300,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D		69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC
England, Scotland & Wales

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 2026/2027

Full Cost: £2,170.53

Single Person: £1,627.90

Stamp Duty Liability

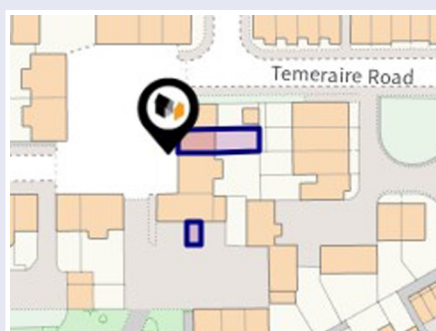
First Time Buyer: Nil

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 modern home is positioned on the sought after Manadon Development, and offered for sale with no onward chain. With quality window blinds and wooden laminate flooring throughout, the tasteful accommodation comprises: entrance hall, downstairs cloakroom, lounge/dining room, impressive re-modelled kitchen with Corian style worksurfaces, three bedrooms, en-suite shower room and a re-fitted family bathroom. Externally, the property has a level 31' decked garden to the rear and a nearby garage with allocated parking in front. Manadon Park is conveniently located for local amenities, including Derriford Hospital, local schools, the A38 Parkway and Crownhill Shopping Village. Plymouth Homes highly recommend this desirable home.

The Accommodation Comprises...**GROUND FLOOR**

Entrance door opening to:

ENTRANCE HALL

Radiator, wooden laminate floor, coved ceiling, stairs to the first floor landing, door to:

LOUNGE/DINING ROOM

4.78m (15'8") max x 4.62m (15'2")

Double glazed twin doors and a window opening to the rear, two radiators, wooden laminate floor, coved ceiling, under-stairs storage cupboard, open plan to:

KITCHEN

2.68m (8'9") x 2.64m (8'8")

Re-fitted with a matching range of base and eye level units with Corian style worksurfaces incorporating a sink unit with a single drainer and mixer tap, fitted appliances including a Siemens electric oven with a four ring gas hob and cooker hood above, integrated fridge/freezer, concealed gas boiler, wooden laminate floor, glass splashbacks.

CLOAKROOM

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

**FIRST FLOOR****LANDING**

Wooden laminate floor, coved ceiling, airing cupboard housing the hot water cylinder.

BEDROOM 1

3.71m (12'2") max x 2.53m (8'3")

Double glazed window to the front, two built-in wardrobes, radiator, wooden laminate floor, door to:

EN-SUITE SHOWER ROOM

Suite comprising a tiled shower cubicle, pedestal wash hand basin, part tiled walls, low-level WC, extractor fan, frosted double glazed window to the front, radiator.

BEDROOM 2

2.79m (9'2") x 2.55m (8'4")

Double glazed window to the rear, radiator, wooden laminate floor.

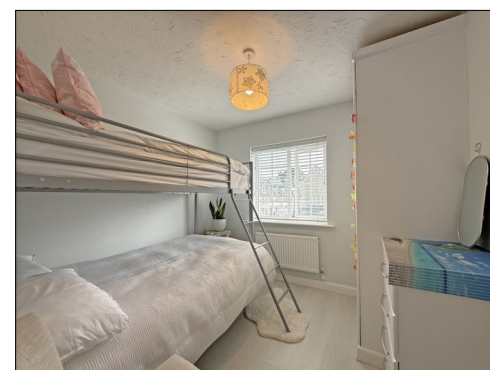
BEDROOM 3

2.55m (8'4") x 1.93m (6'4")

Double glazed window to the rear, two open fronted fitted double wardrobes with storage, radiator, wooden laminate floor, coved ceiling.

BATHROOM

Refitted with a modern suite comprising: panelled bath with an independent shower and screen above, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan.

**OUTSIDE****FRONT**

The property fronts onto a paved courtyard, with non allocated parking immediately to the front. Outside water tap.

REAR

9.4m (31') x 5.2m (17')

Attractive decked rear garden, enclosed by fence panelling with a rear access gate, inset deck lighting, raised seating area.

GARAGE

Single garage positioned below a nearby coach house with an allocated parking space to the front. Please note that the garage (but not parking space) is held on a separate 999 year lease, from October 2000, with a peppercorn rent.

