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**Opening Hours**

**Monday - Friday**  
 9.15am—5.30pm

**Saturday**

9.00am—4.00pm

(Central Plymouth Office Only)

**Our Property Reference:**

**13/E/26 5959**

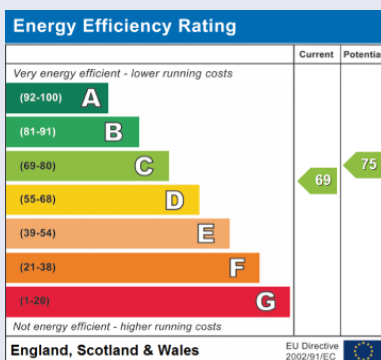


**Floor Plans...**



**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**



**5 Treloweth Close, Manadon, Plymouth, PL2 3SL**

- THREE BEDROOMS**
- CUL-DE-SAC LOCATION**
- LOUNGE/DINING ROOM**
- PRIVATE DRIVEWAY**
- GARAGE**
- WEST FACING GARDEN**
- NO ONWARD CHAIN**

*We feel you may buy this property because...  
 'Of the popular cul-de-sac location and well proportioned living accommodation on offer.'*

**£295,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Number of Bedrooms

Three Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Private Driveway and Garage

## Outside Space

West Facing 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

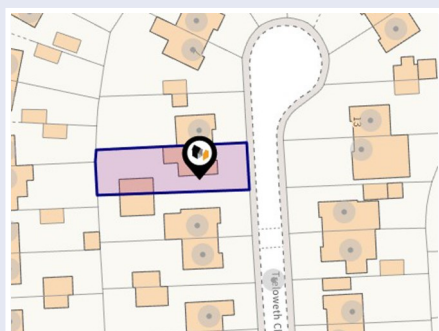
Main Residence: £4,750

Home or Investment

Property: £19,500

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...

Plymouth Homes are delighted to present to the market this spacious, semi-detached house which is located within a cul-de-sac in the popular residential area of Manadon. Being offered to the market with no onward chain, the accommodation comprises porch, lounge/dining room, kitchen, downstairs wc, utility cupboard, conservatory, three good sized bedrooms and a modern fitted shower room. Further benefits include double glazing, central heating and externally there is a private driveway to garage and a good-sized rear garden. Plymouth Homes highly recommend an internal inspection to appreciate the location and accommodation on offer.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### PORCH

With double glazed windows to the front and side, door into the entrance hall.

#### ENTRANCE HALL

With radiator, stairs rising to the first floor landing, under stairs storage cupboard.

#### LOUNGE/DINING ROOM

**7.26m (23'10") x 3.24m (10'7") max**

A lovely sized reception room with double glazed window to the front, coving to ceiling, radiators, sliding doors into the conservatory.

#### KITCHEN

**3.08m (10'1") max x 2.88m(9'6")**

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, space for fridge and freezer, double glazed window to the rear, built in storage cupboard, fitted oven and four ring gas hob with pull out cooker hood above.

#### CONSERVATORY

**2.93m (9'7") x 2.51m (8'3")**

Of uPVC construction, with polycarbonate roof, uPVC double glazed windows to the side and rear overlooking the garden, radiator, uPVC glazed double doors to the garden.



#### DOWNSTAIRS WC

Fitted with a low-level WC and wash hand basin, partially tiled walls, with obscure double-glazed window to the side.

#### UTILITY/PORCH

With uPVC glazed door opening to the side of the house onto the driveway, utility area with plumbing for washing machine and housing the boiler serving the heating system and domestic hot water.

#### FIRST FLOOR

#### LANDING

With double glazed window to the front, dado rail, access to the loft space with retracting ladder and light.

#### BEDROOM 1

**3.86m (12'8") x 3.24m (10'7")**

A good-sized double bedroom with double glazed window to the front, built in storage cupboards, radiator.

#### BEDROOM 2

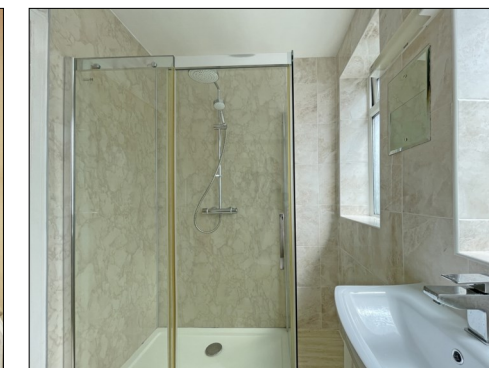
**3.16m (10'4") x 2.98m (9'9")**

A second double bedroom with double glazed window to the rear, radiator.

#### BEDROOM 3

**2.88m (9'6") x 1.92m (6'3")**

A good sized third bedroom with double glazed window to the rear, radiator, storage cupboards.



#### SHOWER ROOM

**2.47m (8'1") x 1.65m (5'5")**

Fitted with a three piece suite comprising shower enclosure with fitted shower above, wash hand basin in vanity unit and low level WC with storage, fully tiled walls, shaver point and light, frosted double glazed windows to the side.

#### OUTSIDE

#### FRONT

The front is approached by a private driveway measuring approximately **20.11m (66'04)** in length leading to the side entrance, garage and rear garden. There is also a low maintenance front garden area.

#### REAR

**33' X 46'03**

The rear opens to an enclosed westerly facing garden measuring **14.02m x (46'03") at longest x 10.05m (33') at widest**. The garden is mostly laid to lawn with patio seating area, established trees and shrubs, all enclosed by fencing with a gate opening to the driveway.

#### GARAGE

**8'11 (2.43m) x 21'01 (6.40m)**

A single garage with garage door to the driveway.