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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

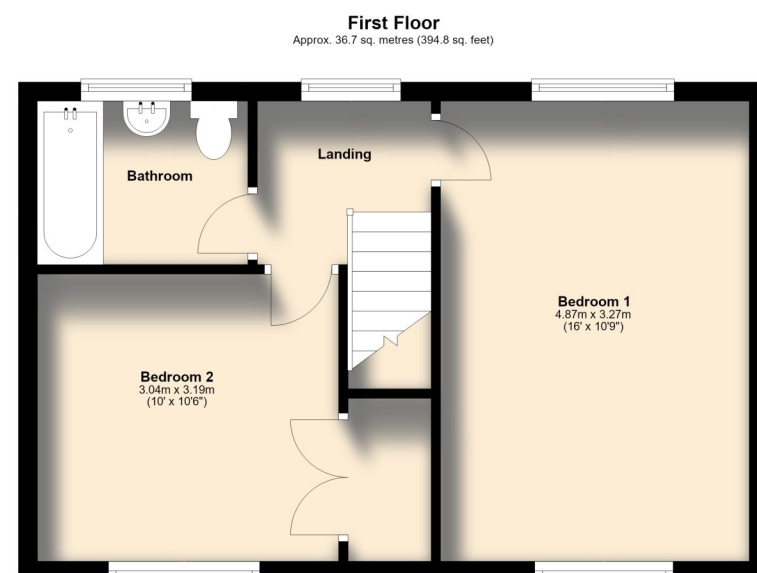
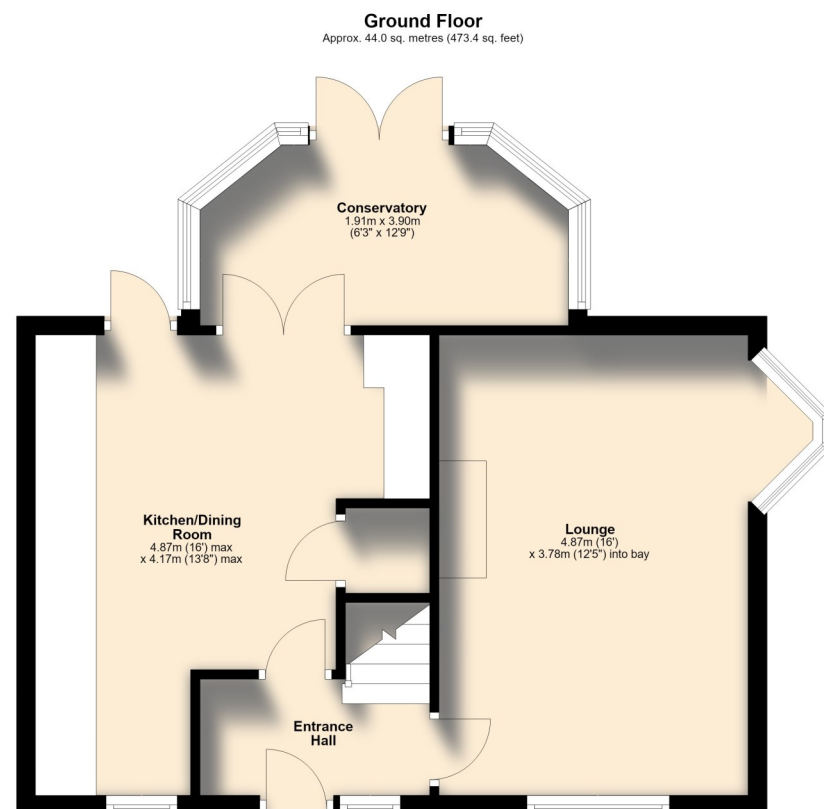
(Central Plymouth Office Only)

Our Property Reference:

07/I/26 6056

**EPC TO
FOLLOW**

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



**POPULAR LOCATION
SEMI-DETACHED
2 DOUBLE BEDROOMS
SEPARATE LOUNGE
KITCHEN/DINING ROOM
SOUTH FACING GARDEN
NO ONWARD CHAIN**

**6 Congreve Gardens, Manadon,
Plymouth, PL5 3HQ**

We feel you may buy this property because...
'Of the size and potential on offer.'

£190,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
South Facing Garden

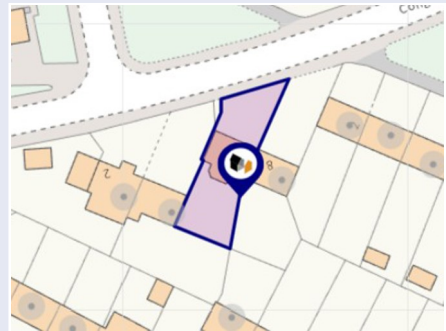
Council Tax Band
A

Council Tax Cost 2026/2027
Full Cost: £1,627.90
Single Person: £1,220.93

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...

Offered for sale with no onward chain, this semi-detached home is located within the popular residential area of Manadon and requires modernisation throughout. The accommodation offers a separate lounge, kitchen/dining room, conservatory, two large double bedrooms and a bathroom. Further benefits include double glazing, central heating and externally there’s a good sized, southerly facing garden. Plymouth Homes advise an early viewing to appreciate the size and potential on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC obscure, glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With obscure double-glazed window to the front, radiator, stairs rising to the first-floor landing, doors into the lounge and kitchen/ dining room.

LOUNGE

4.87m (16’) x 3.78m (12’5”) into bay

A good-sized reception space with double glazed bay window to the side and double-glazed window to the front, coal effect electric fire set within a tiled surround, radiator, coving to ceiling.

KITCHEN/DINING ROOM

4.87m (16') max x 4.17m (13'8") max

Fitted with a matching range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, serving hatch to the lounge, spaces for fridge/freezer and cooker, double glazed window to the front, radiator, uPVC glazed door opening to the rear of the property, glazed double doors opening into the conservatory.



CONSERVATORY

3.90m (12'9") x 1.91m (6'3")

With double glazed windows to the rear overlooking the garden.

FIRST FLOOR

LANDING

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

BEDROOM 1

4.87m (16’) x 3.27m (10’9”)

A good-sized double bedroom with double glazed windows to the front and rear, fitted bedroom suite comprising built-in wardrobes and dressing table, radiator.

BEDROOM 2

3.19m (10'6") x 3.04m (10')

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

BATHROOM

2.23m (7'4") x 1.73m (5'8")

Fitted with a three-piece suite comprising panelled bath with shower above, 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 both shared and private pathways from the roadside, leading to the main entrance, and a good sized, tiered front garden with lawn and paved patio. The front garden could offer the potential for off road parking, subject to obtaining the relevant permissions. To the right side of the from is a further, small garden area running along the side of the house.

REAR

The rear garden faces south and comprises a decked seating area with steps descending to a good sized lawned area, enclosed by wall and fencing, with shrubbed and hedged borders.

