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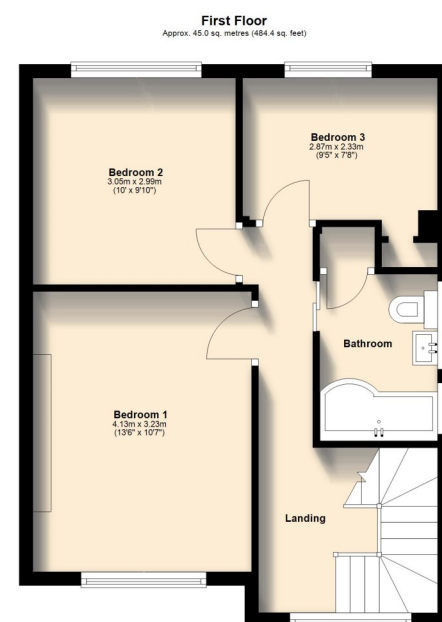
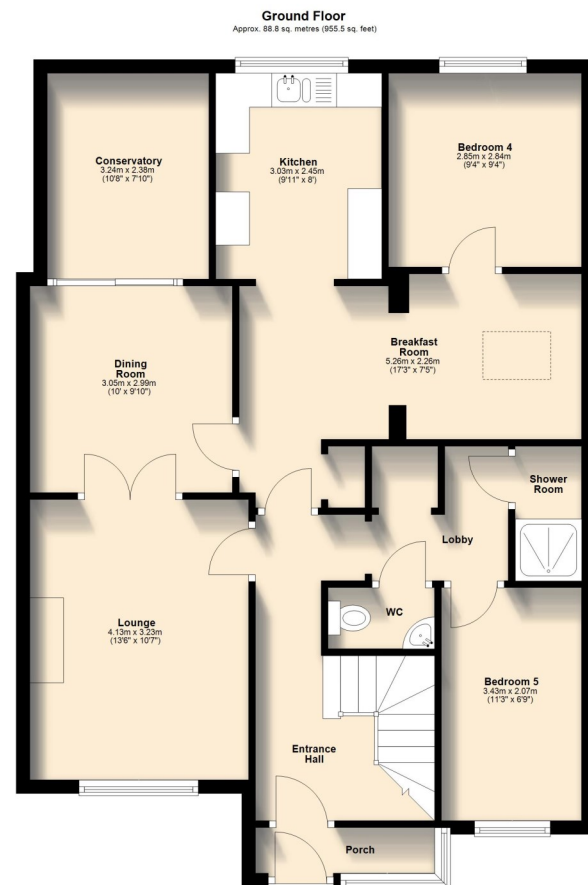
Email Us
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www.plymouthhomes.co.uk

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

Our Property Reference:
03/F/26 5975

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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC

PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



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

**FIVE BEDROOMS
CUL DE SAC LOCATION
EXTENDED
ACCOMMODATION
GAS CENTRAL HEATING
DOUBLE GLAZING
VERSATILE LAYOUT
AMPLE PARKING**

We feel you may buy this property because...
'This extended family home offers generous and versatile accommodation'

Offers In Excess Of
£300,000

www.plymouthhomes.co.uk

Number of Bedrooms

Five Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Driveway

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 family home is positioned in a sought after cul de sac location and benefits from ample parking to the front and a large ground floor extension. The accommodation comprises: entrance porch, hallway, lounge, dining room, conservatory, breakfast room, kitchen, ground floor cloakroom and shower room, five bedrooms and a modern family bathroom. Externally, the property has parking for several cars to the front and an enclosed garden to the rear. Offered for sale with no onward chain, Plymouth Homes highly recommend this comfortable family home.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE PORCH

Double glazed windows to the front and side, ceramic tiled floor, door to:

ENTRANCE HALL

Radiator, wooden laminate floor, stairs to the first floor landing, several storage cupboards.

LOUNGE

4.13m (13'6") x 3.23m (10'7")

Double glazed window to the front, coal effect fire set in a wooden surround with a marble effect inset and hearth, wooden laminate floor, coved ceiling, double doors to:

DINING ROOM

3.05m (10') x 2.99m (9'10")

Radiator, wooden laminate floor, coved ceiling, patio doors opening to:

CONSERVATORY

3.24m (10'8") x 2.38m (7'10")

With polycarbonate roof, radiator, wall light, double glazed door to the garden.

BREAKFAST ROOM

5.26m (17'3") x 2.26m (7'5")

Skylight window, two radiators, wooden laminate floor, coved ceiling, opening to:

KITCHEN

3.03m (9'11") x 2.45m (8')

Fitted with a matching range of base and eye level units with worktop space



above, breakfast bar, 1+1/2 bowl stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, gas point for cooker with an extractor hood above, double glazed window to the rear, coved ceiling.

BEDROOM 4

2.85m (9'4") x 2.84m (9'4")

Double glazed window to the rear, radiator, coved ceiling.

BEDROOM 5

3.43m (11'3") x 2.07m (6'9")

Double glazed window to the front, radiator, coved ceiling.

DOWNSTAIRS WC

Wash hand basin and low-level wc, ceramic tiled floor.

SHOWER ROOM

Tiled shower cubicle with fitted electric shower, heated towel rail, coved ceiling.

FIRST FLOOR

LANDING

Double glazed window to the front, access to the loft with a pull down ladder. The loft houses the wall mounted combination boiler.

BEDROOM 1

4.13m (13'6") x 3.23m (10'7")

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

BEDROOM 2

3.05m (10') x 2.99m (9'10")

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



BEDROOM 3

2.87m (9'5") x 2.33m (7'8")

Window to the rear, storage cupboard.

BATHROOM

Modern suite comprising a 'P shape panelled bath with shower attachment and screen, vanity wash hand basin, low-level WC, shaver point, part tiled walls, heated towel rail, two frosted double glazed windows to the side, recessed spotlights, linen cupboard.

OUTSIDE

FRONT

The front is approached via a private brick paved driveway measuring approximately **9.44m (31'4")** in width and leading to the main entrance and also to the side gate, which provides access to the rear garden.

REAR

The rear opens to an easterly facing garden which measures approximately **9.75m (32'03")** in width x **7.62m (25'08")** in length which is enclosed by wall and fencing, and is mainly laid to lawn with patio seating area.

LEASE DETAILS

The term of the lease for this property is 999 years from 1953. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £9 per annum. This will be verified by the purchasers legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.