

## Contact us

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

## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

## Our Property Reference:

28/A/26 5867

## Floor Plans...

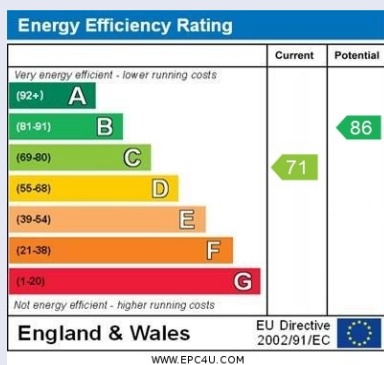


PLYMOUTH  
**HOMES** ESTATE AGENTS



## 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.



BEAUTIFULLY PRESENTED  
POPULAR LOCATION  
STUNNING BATHROOM  
INTEGRATED APPLIANCES  
SOUTH WESTERLY GARDEN  
GARAGE & PARKING  
NO ONWARD CHAIN

**28 Frobisher Approach, Manadon Park,  
Plymouth, PL5 3UD**

*We feel you may buy this property because...*  
'Of the ever popular residential location and the beautiful presentation on offer.'

**£280,000**

[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

Parking and Garage

### Outside Space

South Westerly Garden

### Council Tax Band

C

### Council Tax Cost 2025/2026

Full Cost: £2,067.04

Single Person: £1,550.28

### Stamp Duty Liability

First Time Buyer: Nil

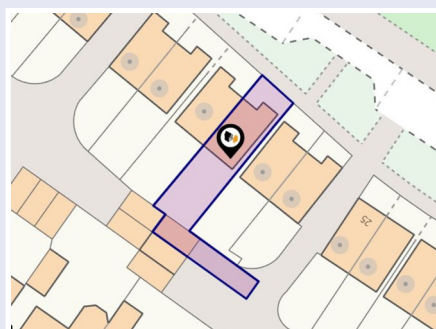
Main Residence: £4,000

Home or Investment

Property: £18,000

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...

Located within the ever-popular Manadon Park development, this beautifully presented property enjoys a lovely woodland outlook to the front and a south westerly facing garden to the rear. Internally the accommodation offers a lounge, modern kitchen/dining room with a range of integrated appliances, downstairs wc, three bedrooms and a lovely modern fitted bathroom suite. Further benefits include double glazing, gas central heating, Oak veneer doors throughout, and there is a single garage with parking in front located to the rear. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to avoid disappointment.

### The Accommodation Comprises

#### GROUND FLOOR

##### ENTRANCE

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

##### ENTRANCE HALL

With double glazed window to the side, radiator, tile effect laminate flooring, doors to the downstairs wc and the lounge.

##### DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a modern two-piece suite comprising vanity wash hand basin with cupboard storage below, splashbacks, low-level WC, radiator/towel rail, tile effect laminate flooring.

##### LOUNGE

**4.80m (15'9") max x 4.47m (14'8")**

A lovely spacious reception room with double glazed window to the front, two radiators, stairs rising to the first-floor landing with an under-stairs storage cupboard, door opening into the kitchen/dining room.

##### KITCHEN/DINING ROOM

**4.47m (14'8") x 2.54m (8'4")**

A beautiful kitchen, fitted with a matching range of modern base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, wall mounted concealed boiler (installed 2024) serving the heating system and domestic hot water, a range of integrated appliances to include fridge,



freezer, slimline dishwasher, washing machine, fitted electric oven and four ring electric hob with cooker hood above, extractor fan, double glazed window to the rear, radiator, tile effect laminate flooring, uPVC glazed double doors opening to the garden.

#### FIRST FLOOR

##### LANDING

With double glazed window to the side, access to the loft space, built in storage cupboard.

##### BEDROOM 1

**4.06m (13'4") x 2.59m (8'6")**

A double bedroom with double glazed window to the front enjoying the outlook towards woodland, radiator.

##### BEDROOM 2

**3.28m (10'9") x 2.59m (8'6")**

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

##### BEDROOM 3

**3.15m (10'4") max x 1.78m (5'10")**

A single bedroom with double glazed window to the front enjoying the outlook, radiator, built in storage cupboard.



#### BATHROOM

Refitted with a three-piece modern suite comprising panelled bath with shower attachment off the mixer tap, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, decorative Fibro panelled splashbacks, extractor fan, shaver point, obscure double-glazed window to the rear.

#### OUTSIDE:

##### FRONT

The front of the property enjoys the outlook towards woodland opposite. The property itself is approached by a brick paved garden area with pathway to the main entrance. To the left side a gate and pathway leads to the rear.

##### REAR

The rear opens to a south westerly facing garden measuring **10.24m (18'3") in width x 5.58m (33'7") in length**. The garden comprises paved and lawned areas, with gravelled borders, enclosed by fencing and with a central pathway leading to the pedestrian access into the garage.

#### GARAGE

The garage is at right angle to the property and measures **5.35m (17'6") x 2.76m (9')**. There's an up and over garage door, power supply, lighting and pitched roof space ideal for storage. There is also additional parking in front of the garage.