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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

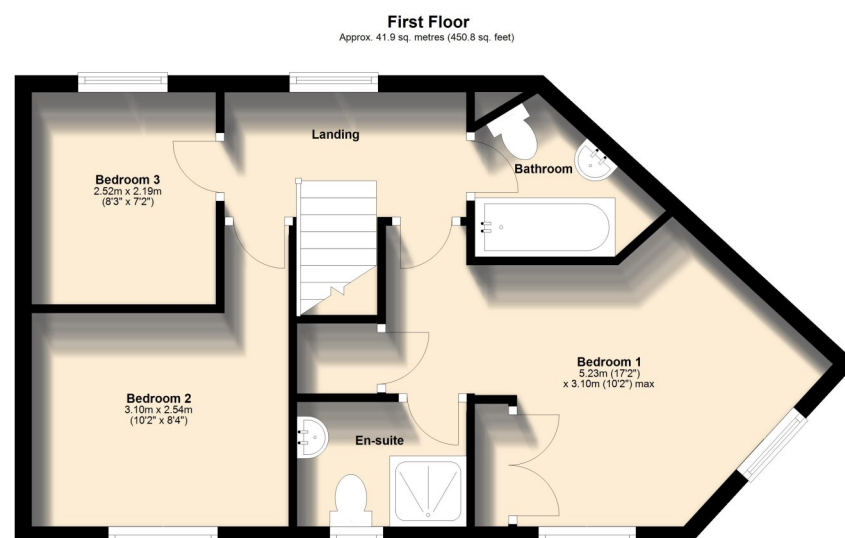
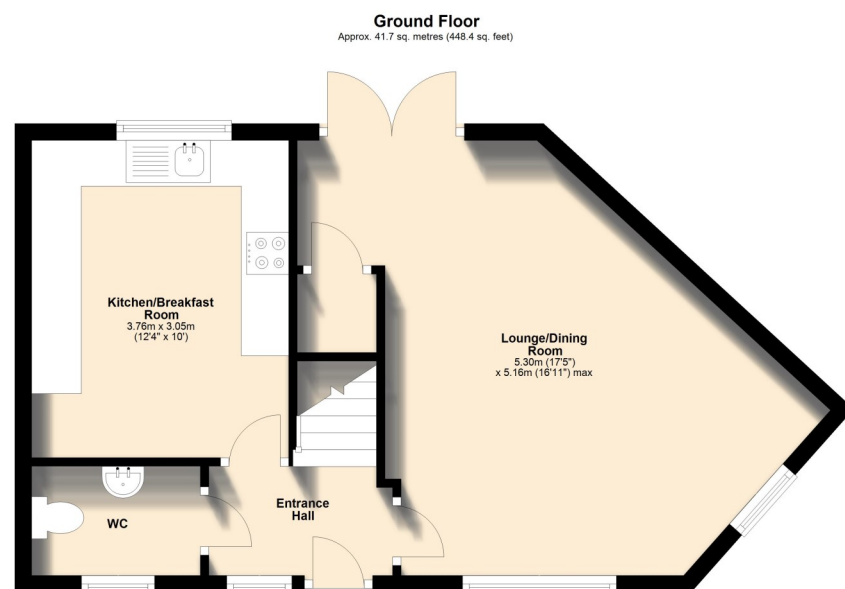
(Central Plymouth Office Only)

Our Property Reference:

20/E/26 5967



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



**75 Ramsey Gardens, Manadon Park,
Plymouth, PL5 3UP**

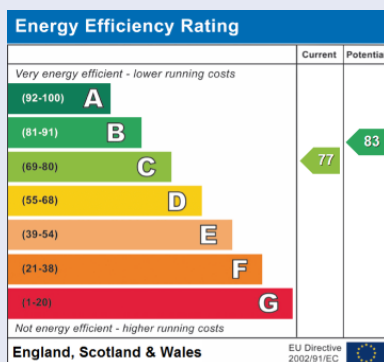
We feel you may buy this property because...

‘Of the ever popular location, no onward chain and the good sized garden.’

**Offers In The Region Of
£265,000**

**POPULAR LOCATION
THREE BEDROOMS
TWO RECEPTIONS
EN-SUITE
LARGE REAR GARDEN
GARAGE & PARKING
NO ONWARD CHAIN**

www.plymouthhomes.co.uk



Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and Parking

Outside Space
Large Garden

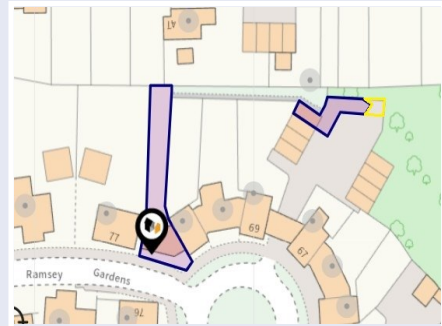
Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £12,170.53
Single Person: £1,627.90

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £3,250
Home or Investment
Property: £16,500

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...

Offered for sale with no onward chain, this deceptive home is located within a secluded position within Manadon Park and enjoys a good-sized rear garden measuring 27.00m (88’7”) in length. The accommodation offers lounge/dining room, kitchen/breakfast room, three bedrooms, en-suite, bathroom and a downstairs wc. Further benefits include double glazing, central heating and a single garage and tandem parking for two vehicles located nearby. Plymouth Homea advises an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A half-glazed entrance door opens into the entrance hall.

ENTRANCE HALL

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

LOUNGE/DINING ROOM

5.30m (17'5") x 5.16m (16'11") max

With two double glazed windows to the front, two radiators, coving to ceiling, under stairs storage cupboard, uPVC glazed double doors opening to the rear garden.

KITCHEN/BREAKFAST ROOM

3.76m (12'4") x 3.05m (10')

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer, dishwasher and washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the rear, tiled flooring, recessed ceiling spotlights.

DOWNSTAIRS WC

2.00m (6'7") x 1.30m (4'3")

With obscure double-glazed window to the front and fitted with a two piece suite comprising pedestal wash hand basin, low-level WC, tiled splashbacks, radiator.



FIRST FLOOR

LANDING

With double glazed window to the rear, radiator, coving to ceiling, access to the loft space.

BEDROOM 1

5.23m (17'2") x 3.10m (10'2") max

With double glazed windows to the front, built in wardrobes, radiator, recessed ceiling spotlights, built in airing cupboard housing the hot water cylinder, door to the en-suite.

EN-SUITE

2.01m (6'7") x 1.48m (4'10")

Fitted with a three-piece suite comprising pedestal wash hand basin, shower cubicle, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the front.

BEDROOM 2

3.10m (10'2") x 2.54m (8'4")

With double glazed window to the front, radiator.

BEDROOM 3

2.52m (8'3") x 2.19m (7'2")

With double glazed window to the rear, radiator.

BATHROOM

1.51m (4'11") x 1.25m (4'1")

Fitted with a three-piece white comprising panelled bath with shower attachment off the mixer tap, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan.



OUTSIDE:

FRONT

At the front of the property is a gravelled garden area with paved pathway to the covered main entrance.

REAR

The rear opens to a good-sized garden measuring **27.00m (88’7”) in length**. Much of the garden is laid to lawn with paved and gravelled seating areas adjoining the property, all enclosed by fencing, with a gate giving access to the parking area.

GARAGE & PARKING

The property benefits from a single garage located within a nearby block with additional parking for several vehicles to the side (please see title plan).

