

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

**North Plymouth and
Residential Lettings Office**

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

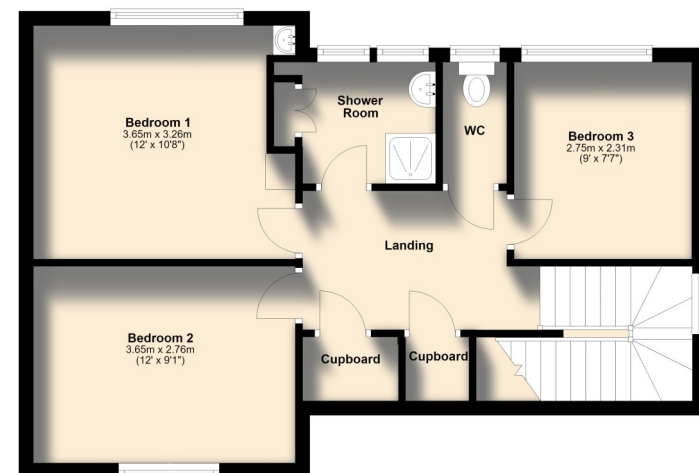
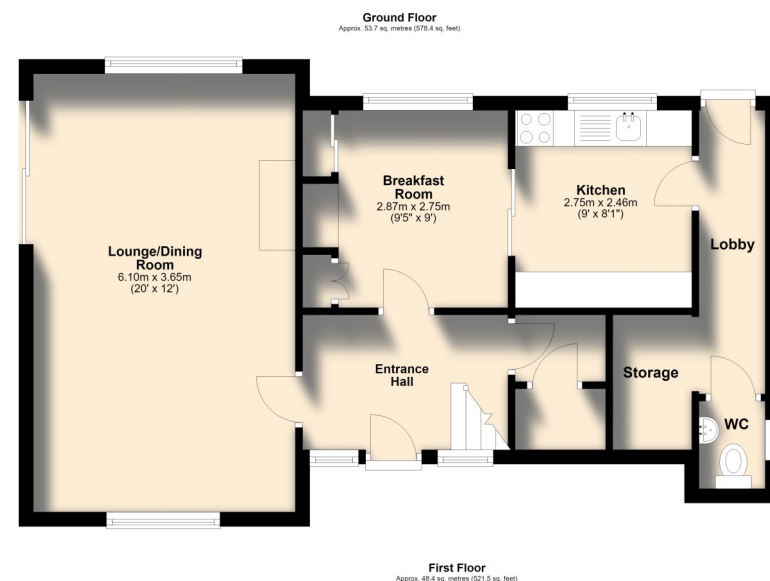
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

22/G/26 6026



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



**3 Thornhill Way, Mannamead,
Plymouth, PL3 5NP**

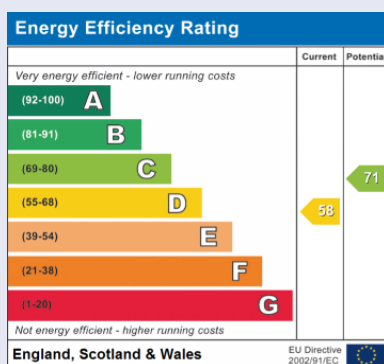
We feel you may buy this property because...

‘Of the sought after location in one of Plymouth finest roads, as well as the potential on offer of this detached house on a desirable corner plot.’

**Guide Price
£450,000 - £460,000**

**SOUGHT AFTER LOCATION
DETACHED HOUSE
CORNER PLOT
THREE BEDROOMS
DRIVEWAY AND GARAGE
MODERNISATION REQUIRED
PLENTY OF POTENTIAL
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 Driveway

Outside Space
Corner Plot Gardens

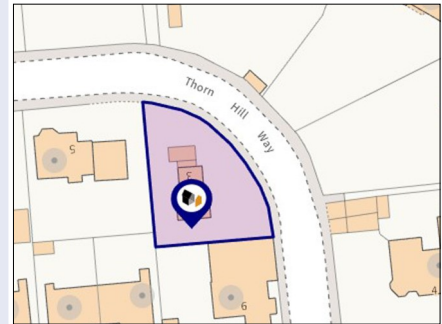
Council Tax Band
E

Council Tax Cost 2026/2027
Full Cost: £2,984.48
Single Person: £2,238.36

Stamp Duty Liability
First Time Buyer: £7,500
Main Residence: £12,500
Home or Investment
Property: £35,000

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...

Plymouth Homes are delighted to present to the market this detached house, situated on a sizeable corner plot in one of Plymouths finest and sought after streets. The property will require a full course of modernisation and refurbishment but has potential to become a lovely family home. In brief, the accommodation comprises entrance hall, lounge/ dining room, breakfast room, kitchen, downstairs WC, side lobby area, three bedrooms, shower room and WC. Externally the property finds itself located on a sizeable corner plot with front, rear and side gardens aswell as a garage and driveway. Being offered to the market with no onward chain, an internal inspection is highly recommended.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC double glazed entrance door providing access to:

ENTRANCE HALL

With radiator, coving to ceiling, stairs to the first-floor landing with an under-stairs storage cupboard and meter cupboard.

LOUNGE/DINING ROOM

6.10m (20') x 3.65m (12')

A lovely sized reception space with double glazed windows to the front and rear, double glazed patio door opening to the side garden, coving to ceiling, two radiators.

BREAKFAST ROOM

2.87m (9'5") x 2.75m (9')

With double glazed windows to the rear, storage cupboards, radiator, coving to ceiling, sliding doors to:

KITCHEN

2.75m (9') x 2.46m (8'1")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer, built-in fridge, plumbing for washing machine, fitted oven with a four ring gas hob and cooker hood above, wall mounted boiler serving the heating system and domestic water, double glazed window to the rear, coving to ceiling, door to the lobby.



LOBBY

3.95m (12'11") x 0.92m (3')

With uPVC glazed door opening to the rear garden, recessed storage area, access to:

DOWNSTAIRS WC

1.22m (4') x 0.92m (3')

Fitted with a two-piece suite comprising WC, wash hand basin with splash back, obscure double-glazed window to the side.

FIRST FLOOR

LANDING

With double-glazed window to the side, access to the loft space, radiator, two storage cupboards.

BEDROOM 1

3.65m (12') x 3.26m (10'8")

A double bedroom with double-glazed window to the rear, vanity wash hand basin.

BEDROOM 2

3.65m (12') x 2.76m (9'1")

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

BEDROOM 3

2.75m (9') x 2.31m (7'7")

A third double bedroom with double-glazed window to the rear, coving to ceiling, radiator.



SHOWER ROOM

2.26m (7'5") max x 1.70m (5'7")

Fitted with a shower cubicle with electric shower above, vanity wash hand basin, wall mounted mirrored cabinet, two frosted double-glazed windows to the rear, airing cupboard housing the hot water cylinder, radiator.

WC

1.70m (5'7") x 0.89m (2'11")

With low level WC, frosted double-glazed window to the rear.

OUTSIDE:

FRONT

The property sits on a sizeable corner plot with gardens to the front, side and rear. The front and side have lawned garden areas with established flower borders, a selection of shrubs, gate and paving stone pathway leading to the main entrance.

REAR/SIDE

The rear opens to an enclosed west facing garden with areas laid to lawn, patio seating area, a variety of shrubs and bushes as well as a pond and is enclosed by fencing.

PARKING

To the side of the house is a private driveway with parking for one vehicle and accessing the single garage which measures **2.74m (9'0") x 4.87m (16'07)**.

