

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

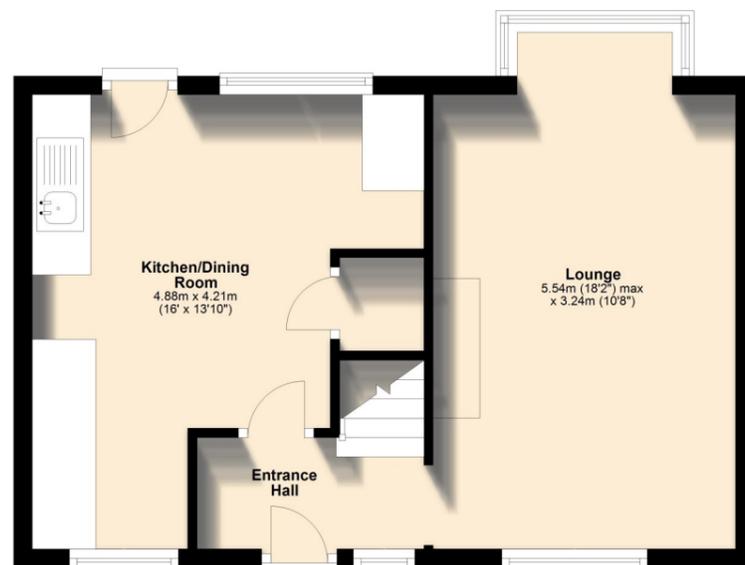
(Central Plymouth Office Only)

Our Property Reference:

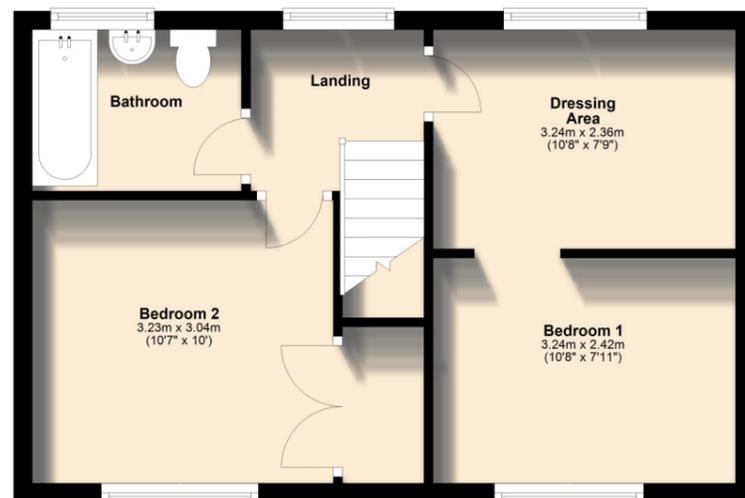
18/B/26 5881



Ground Floor
 Approx. 37.4 sq. metres (402.2 sq. feet)



First Floor
 Approx. 36.8 sq. metres (396.2 sq. feet)



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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

PLYMOUTH HOMES ESTATE AGENTS



7 Barrie Gardens, Manadon, Plymouth, PL5 3DW

- POPULAR LOCATION
- SEPARATE LOUNGE
- KITCHEN/DINING ROOM
- TWO BEDROOMS
- DRESSING ROOM
- CENTRAL HEATING
- NO ONWARD CHAIN

We feel you may buy this property because...
 'Of the popular location, spacious accommodation and having no onward chain.'

Offers In Excess Of
£200,000

www.plymouthhomes.co.uk

Number of Bedrooms

Two Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Front and Rear Gardens

Council Tax Band

A

Council Tax Cost 2025/2026

Full Cost: £1,550.28

Single Person: £1,162.71

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £1,500

Home or Investment

Property: £11,500

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...**

This spacious home sits on a generous plot and is located within the popular residential area of Manadon, close to nearby schools and transport links around the city. Internally the accommodation offers: entrance hall, separate lounge, kitchen/dining room, two bedrooms, one with an attached dressing room, and a bathroom. Further benefits include double glazing, central heating and externally there is an enclosed rear garden and a large front garden that could offer potential for parking, subject to obtaining the relevant permissions. Offered for sale with no onward chain, Plymouth Homes recommend this perfect first time or family home.

The Accommodation Comprises...**GROUND FLOOR****ENTRANCE**

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

ENTRANCE HALL

2.44m (8') x 1.19m (3'11")

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

5.54m (18'2") max x 3.24m (10'8")

With double glazed box window to the rear and double glazed window to front, recessed chimney breast with wood mantle, two radiators, coving to ceiling.

KITCHEN/DINING ROOM

4.88m (16') x 4.21m (13'10")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, splashbacks, spaces for fridge/freezer, dishwasher, washing machine and cooker, wall mounted cooker hood, double glazed windows to the front and rear, radiator, wall mounted boiler serving the heating system and domestic hot water, understairs storage cupboard, uPVC half glazed door opening to the garden.

**FIRST FLOOR****LANDING**

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

DRESSING AREA

3.24m (10'8") x 2.36m (7'9")

With double glazed window to the rear, radiator, door into bedroom 1.

BEDROOM 1

3.24m (10'8") x 2.42m (7'11")

With double glazed window to the front, radiator, dado rail.

BEDROOM 2

3.23m (10'7") x 3.04m (10')

With double glazed window to the front, built in storage cupboard, radiator, coving to ceiling, recessed ceiling spotlights.

BATHROOM

2.24m (7'4") x 1.74m (5'8")

Fitted with a three-piece suite comprising panelled bath with separate shower above, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the rear, radiator, recessed ceiling spotlights.

OUTSIDE:**FRONT**

The property sits on a good-sized plot, approached from the front via steps a pathway leading to the main entrance and a large lawned garden. The front garden could offer potential for off road parking, subject to obtaining the relevant permission.

REAR

The rear opens to an enclosed garden measuring **11.22m (36'10") x 7.74m (25'5")** and comprising lawn and decked seating areas.

