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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

15/F/26 5990



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	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	

EU Directive 2002/91/EC
England, Scotland & Wales

PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**1 Captains Gardens, Manadon Park,
Plymouth, PL5 3UJ**

POPULAR LOCATION

LIVING ROOM

CONSERVATORY

THREE BEDROOMS

DOWNSTAIRS WC

GARAGE & PARKING

NO ONWARD CHAIN

We feel you may buy this property because...

'Of the position and surroundings of this unique detached home.'

Offers in Excess Of
£350,000

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

Enclosed Garden

Council Tax Band

D

Council Tax Cost 2026/2027

Full Cost: £2,441.85

Single Person: £1,831.39

Stamp Duty Liability

First Time Buyer: £2,500

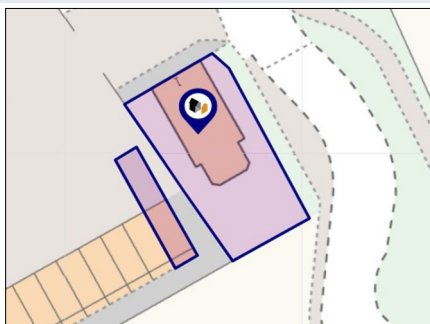
Main Residence: £7,500

Home or Investment

Property: £25,000

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...

Built in 2002, this unique, detached home sits as the gate house to 'Captains Gardens' which was the original walled herb garden to Manadon House. Internally the accommodation offers living room, conservatory, modern kitchen, downstairs wc, three bedrooms, en-suite and main bathroom. Further benefits include double glazing and central heating, while externally there is a southerly facing, enclosed garden, access to a residents 'secret garden' and a garage with parking in front. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate the position and surroundings of this charming home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator and stairs rising to the first-floor landing.

DOWNSTAIRS WC

1.96m (6'5") x 0.88m (2'11")

Feature, circular double-glazed window to the front with stained glass, fitted with a two piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashback, radiator.

KITCHEN

3.96m (13') max x 2.77m (9'1")

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, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, integrated dishwasher, spaces for fridge/freezer and washing machine, fitted electric oven and four ring electric hob with cooker hood above, feature circular double glazed window to the front with stained glass, double glazed window to the side, radiator, extractor fan.

LIVING ROOM

4.77m (15'8") max x 4.16m (13'8")

A good-sized reception space with double glazed windows to the side and rear, two radiators, wall lights, coving to ceiling, coal effect electric fire set within a feature surround, built in storage cupboard, double glazed double doors opening into the conservatory.

CONSERVATORY

3.78m (12'5") x 2.78m (9'2")

With double glazed windows to the sides and rear, power points, glazed double doors opening to the rear garden.



FIRST FLOOR

LANDING

With double glazed window to the side, built in airing cupboard housing the hot water cylinder.

BEDROOM 1

3.80m (12'5") max x 3.27m (10'9")

With double glazed window to the front, built in wardrobe, radiator, door into the en-suite.

EN-SUITE

Fitted with a two-piece suite comprising pedestal wash hand basin, recessed shower cubicle, tiled surround, extractor fan, obscure double-glazed window to the side, radiator.

BEDROOM 2

3.37m (11'1") x 2.47m (8'1")

With double glazed window to the rear enjoying the outlook, radiator.

BEDROOM 3

2.27m (7'5") x 2.20m (7'3")

With double glazed window to the rear also enjoying the outlook, radiator.

BATHROOM

2.47m (8'1") x 1.42m (4'8")

Fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, obscure double-glazed window to the side, radiator, access to the loft space.

OUTSIDE:

FRONT

To the side of the property is an attractive walled garden area, approached via a gate, with brick paving, flower borders and gate to the rear garden.



REAR

The rear opens to a south facing garden measuring **10.09m (33'1") in length x 8.96m (29'4") in width** comprising lawn and decked areas with flower borders, all enjoying the open outlook. To the far side of the house is a further side garden offering space for a timber garden shed.

GARAGE

Within Captains Gardens the property benefits from a garage with driveway parking in front for at least two vehicles.

COMMUNAL GARDENS

Residents of Captains Gardens also enjoy access to a secure, resident's communal garden area. At the end of the herb garden a pathway continues between the houses and leads to a resident's 'secret garden' which is secured by a locked gate. This garden comprises lawn and woodland areas strictly for the use of residents of Captains Gardens where children can play and social events are also held.

AGENT'S NOTE

We're informed there is an estate charge for the management and maintenance of the communal areas. A new management company is currently being established, and we await confirmation of the yearly amount. For the last year we're informed the charge was approximately £350 per annum.