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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

31/G/26 6030



Floor Plans...



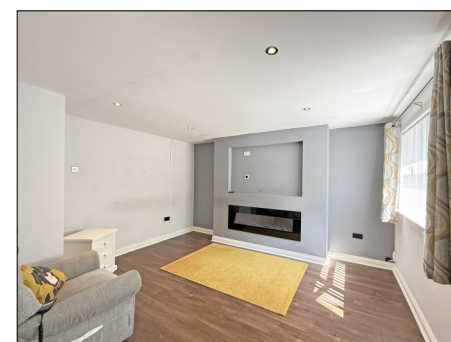
Further Information...

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

Draft Details – Not Approved & Subject To Change



THREE BEDROOMS
WELL PRESENTED
MODERN WET ROOM
FRONT AND REAR GARDENS
UTILITY ROOM
GAS CENTRAL HEATING
DOUBLE GLAZING

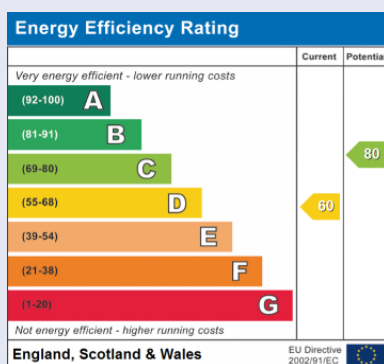
**102 St Peters Road, Manadon,
Plymouth, PL5 3JG**

We feel you may buy this property because...

‘This well presented family home is positioned in a sought-after area and has an enclosed rear garden.’

£225,000

www.plymouthhomes.co.uk



Number of Bedrooms
Three 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 2026/2027
Full Cost: £1,627.90
Single Person: £1,220.93

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,000
Home or Investment
Property: £13,250

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 good size family home is well presented throughout. The accommodation comprises: entrance hall, downstairs wc, lounge, kitchen/ dining room, utility room, three bedrooms and a modern wet room. The property benefits from fitted wardrobes in two of the bedrooms and has low maintenance gardens, with the rear garden extending to the side of the property. Offered for sale with gas central heating, double glazing and no onward chain, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

Entrance door opening to:

ENTRANCE HALL

Double glazed window to the side, radiator, wooden laminate floor, storage cupboard, stairs to the first floor landing with an under-stairs recess.

LOUNGE

4.18m (13'9") max x 3.70m (12'2")

Double glazed window to the front, radiator, wooden laminate floor, recessed spotlights, media wall with recess for television, electric log effect contemporary feature fire (not working).

KITCHEN/DINING ROOM

5.79m (19') x 2.69m (8'10")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, slimline dishwasher, space for fridge/freezer, cooker with a cooker hood above, two double glazed windows to the rear, radiator, tiled splashbacks.

UTILITY ROOM

3.76m (12'4") x 1.88m (6'2")

Fitted with a matching range of base units, stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for tumble dryer, double glazed double doors to the side, radiator, tiled floor.

CLOAKROOM

Frosted double glazed window to the front, vanity wash hand basin, low-level WC, radiator, half height wood panelled walls.



FIRST FLOOR

LANDING

Airing cupboard housing the gas combination boiler, access to the loft with a retractable ladder.

BEDROOM 1

3.59m (11'9") x 2.67m (8'9")

Fitted wardrobe with full-length mirrored sliding doors, double glazed window to the front, radiator.

BEDROOM 2

3.70m (12'2") x 2.69m (8'10")

Double glazed window to the rear, radiator.

BEDROOM 3

2.52m (8'3") x 2.31m (7'7")

Double glazed window to the front, built-in double wardrobe with mirrored sliding doors, radiator.

BATHROOM

Recently refitted with modern wet room comprising a open shower area with overhead rainfall shower and additional adjustable height shower head, wash hand basin, low-level WC, heated towel rail, extractor fan, part tiled walls, frosted double glazed window to the rear.

OUTSIDE

FRONT

The front garden is gravelled for ease of maintenance with a path leading to the front door.

REAR

Measuring **8.5m (28') x 7.9m (26')**, plus additional area to the side of the house. Attractive rear garden, enclosed by fencing with gates to the front side and rear, raised decked seating area with a shed, area of artificial lawn, side area of composite decking with side access gate.

