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Opening Hours

Monday - Friday

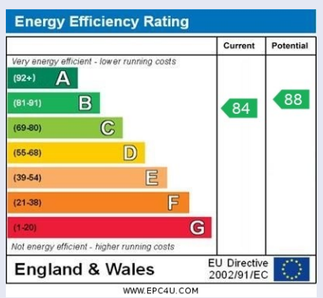
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

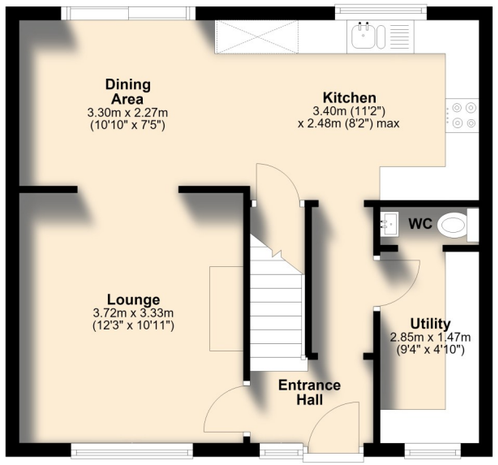
Our Property Reference: 28/J/26 6093



Floor Plans...

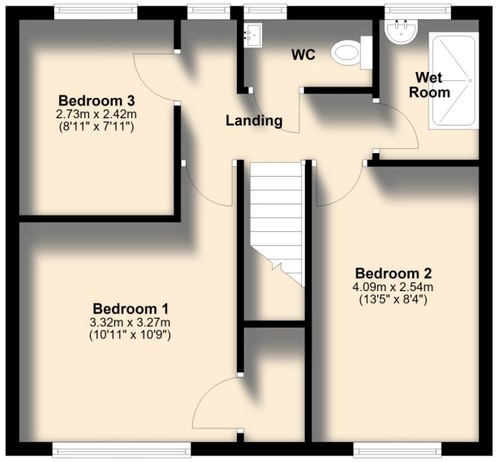
Ground Floor

Approx. 41.6 sq. metres (448.3 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.4 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.

PLYMOUTH HOMES ESTATE AGENTS









THREE BEDROOMS

CUL DE SAC LOCATION

MODERN KITCHEN

OPEN PLAN LAYOUT

GOOD SIZE GARDENS

UTILITY/DOWNSTAIRS WC

NO ONWARD CHAIN

6 Coverdale Place, Manadon, Plymouth, PL5 3ET

We feel you may buy this property because…

'This impressive family home is positioned in a cul de sac location and has been reconfigured and improved by the current owner.'

£210,000

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
Enclosed Garden

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: £1,700
Home or Investment Property: £12,200

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…

Positioned in a cul-de-sac looking onto established trees, this well presented home is offered for sale with no onward chain. The accommodation comprises: entrance hall, lounge, dining area, modern kitchen, utility room, downstairs wc, three bedrooms and a wet room. Externally, the property has good size gardens to the front and rear. With double glazing and gas central heating, Plymouth Homes highly recommend this comfortable family home.

The Accommodation Comprises…

GROUND FLOOR
Double glazed entrance door opening to:

ENTRANCE HALL
Double glazed window to the front, radiator, stairs to the first floor landing.

LOUNGE
3.72m (12'3") x 3.33m (10'11")
Double glazed window to the front, coal effect electric fire, radiator, open plan to:

DINING AREA
3.30m (10'10") x 2.27m (7'5")
With recessed spotlights, double glazed patio doors opening to the rear garden, open plan to:

KITCHEN
3.40m (11'2") x 2.48m (8'2") max
Fitted with a matching range of modern base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, plumbing for slimline dishwasher, space for fridge/ freezer, electric oven with a four ring ceramic hob and cooker hood above, double glazed window to the rear, recessed spotlights, tiled splashbacks, under-stairs storage cupboard.

UTILITY
2.85m (9'4") x 1.47m (4'10")
Fitted with a matching range of modern base units with worktop space above, plumbing for washing machine, space for tumble dryer, double glazed window to the front, recessed spotlights.







WC
Suite comprising a vanity wash hand basin, macerator low-level WC, recessed spotlights.

FIRST FLOOR

LANDING
Double glazed window to the rear.

BEDROOM 1
3.32m (10'11") x 3.27m (10'9")
Double glazed window to the front, radiator, access to the loft, cupboard housing the wall mounted gas combination boiler.

BEDROOM 2
4.09m (13'5") x 2.54m (8'4")
Double glazed window to the front, radiator.

BEDROOM 3
2.73m (8'11") x 2.42m (7'11")
Double glazed window to the rear, radiator.

WET ROOM
Wet room comprising a shower area with an electric shower, pedestal wash hand basin, frosted double glazed window to the rear, radiator.

WC
Frosted double glazed window to the rear, vanity wash hand basin, low-level WC.

OUTSIDE

FRONT
The front garden is mainly laid to lawn with a path leading to the front door.

REAR
17.0m (56') x 7.3m (24')
Good size rear garden, mainly laid to lawn and enclosed by fencing, patio adjoining the rear of the house, outside water tap, external power point.

AGENT'S NOTE
This property benefits from leased solar panels that provide the homeowner with free electricity when weather conditions allow.









