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Opening Hours

Monday-Friday

9.15am-5.30pm

Saturday

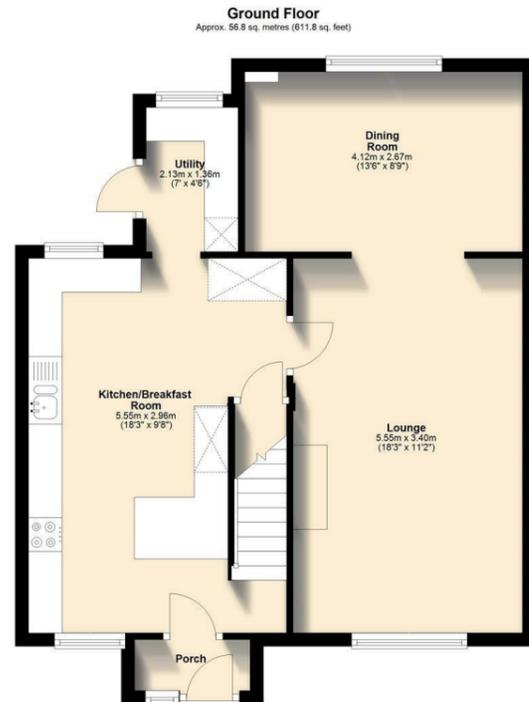
9.00am-4.00pm

(Central Plymouth Office Only)

Our Property
Reference:
19653980

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. 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



- FOUR BEDROOMS
- EXTENDED ACCOMMODATION
- EXTENSIVE FITTED KITCHEN
- SOUGHT AFTER LOCATION
 - DRIVEWAY PARKING
 - SOUTH FACING GARDEN
- VIEWING RECOMMENDED
- ENERGY RATING: BAND C

94 Chaucer Way, Manadon, Plymouth, PL5
3EQ

We feel you may buy this property because....

'This extended four bedroom family home is positioned in a sought after location and benefits from driveway parking to front and a 35' south facing garden to the rear.'

£260,000

www.plymouthhomes.co.uk

Number of Bedrooms

4

Property Construction

Add text here

Heating System

Add text here

Water Meter

Add text here

Parking

Add text here

Outside Space

Add text here

Council Tax Band

Council Tax Cost 2021/2022

Full Cost: Add text here

Single Person: Add text here

Stamp Duty Liability

First Time Buyer: Add text here

Main Residence: Add text here

Second Home of Investment Property: Add text here

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	69
	79
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Introducing

This four-bedroom property features a two-story extension, providing ample space ideal for family living. The accommodation includes an entrance porch, lounge, dining room, fully equipped kitchen with a breakfast area, utility room, landing, four generously sized bedrooms and a family bathroom. Externally, the property features a driveway providing off-road parking at the front and a 35' south-facing garden at the rear. With well presented accommodation, Plymouth Homes recommend this comfortable family home.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE PORCH

Double glazed window to the front, door to:

KITCHEN/BREAKFAST ROOM

18'2" x 9'8"

Impressive large room fitted with an extensive range of modern base and eye level units with worktop space above, breakfast bar, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated full height fridge and freezer, integrated dishwasher, Neff electric oven with a second oven/microwave, four ring gas hob with an cooker hood above, double glazed windows to the front and rear, radiator, recessed spotlights, stairs to the first floor landing, understairs storage cupboard.

UTILITY

6'11" x 4'5"

Base units with worktop space above, plumbing for washing machine, space for tumble dryer, double glazed window to the rear, wall mounted gas combination boiler serving the heating system and domestic hot water, uPVC double glazed door opening to the garden.

LOUNGE

18'2" x 11'1"

Double glazed window to the front, coal effect gas fire set in a feature surround and hearth, radiator, open plan to:

DINING ROOM

13'6" x 8'9"

Double glazed window to the rear.



FIRST FLOOR

LANDING

Coved ceiling, doors to:

BEDROOM 1

12'4" x 9'7"

Double glazed window to the front, built-in wardrobe, radiator, coved ceiling, storage cupboard.

BEDROOM 2

11'6" x 8'9"

Double glazed window to the rear, five door built-in wardrobe, radiator, coved ceiling.

BEDROOM 3

11'1" x 9'11"

Double glazed window to the front, radiator, coved ceiling.

BEDROOM 4

8'2" x 8'2"

Window to the side, radiator, coved ceiling, storage cupboard.

BATHROOM

Suite comprising a panelled bath with an independent shower above, pedestal wash hand basin, low-level WC, part tiled walls, heated towel rail, extractor fan, two frosted double glazed windows to the rear, recessed spotlights.

OUTSIDE

FRONT

Area of lawn with inset palm tree, steps to the entrance.

DRIVEWAY

Providing off road parking for one vehicle.

REAR

35'1" x 28'10"

To the rear of the property is a south facing rear garden with a good size patio adjoining the rear of the house, area of lawn, decked area with an arbour and timber garden shed. The garden is enclosed by fencing with a side access gate, outside water tap.

