

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:
07/A/26 5848



Floor Plans...



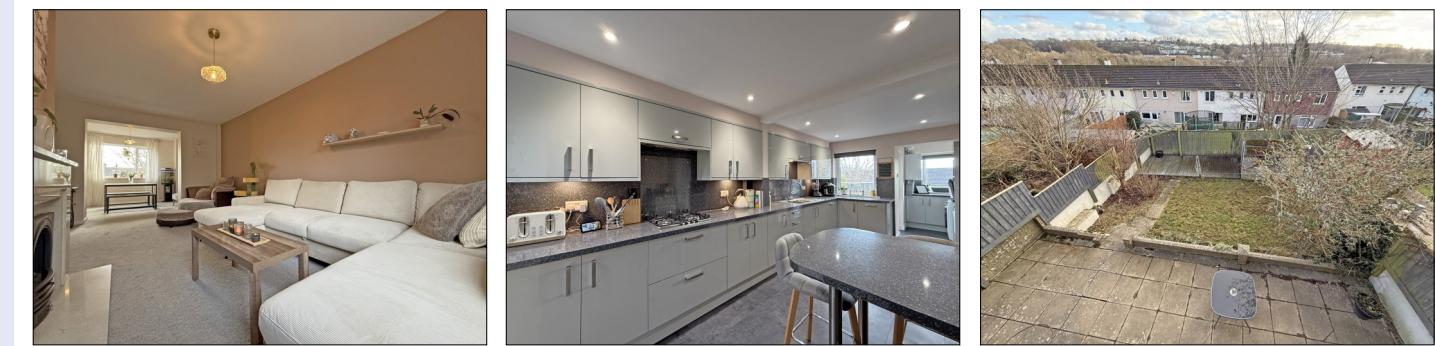
Further Information...

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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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		



Draft Details – Not Approved & Subject To Change



**FOUR BEDROOMS
EXTENDED
ACCOMMODATION
EXTENSIVE FITTED KITCHEN
SOUGHT AFTER LOCATION
DRIVEWAY PARKING
SOUTH FACING GARDEN
VIEWING RECOMMENDED**

**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
Four Bedrooms

Property Construction
Lang Easiform Construction

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Off Road Parking

Outside Space
Enclosed South Facing
Garden

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: £3,000
Home or Investment
Property: £16,000

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



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

5.55m (18'3") x 2.96m (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

2.13m (7') x 1.36m (4'6")

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

5.55m (18'3") x 3.40m (11'2")

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

DINING ROOM

4.12m (13'6") x 2.67m (8'9")

Double glazed window to the rear.



FIRST FLOOR

LANDING

Coved ceiling, doors to:

BEDROOM 1

3.78m (12'5") x 2.93m (9'7")

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

BEDROOM 2

3.53m (11'7") x 2.67m (8'9")

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

BEDROOM 3

3.38m (11'1") x 3.04m (10')

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

BEDROOM 4

2.50m (8'3") X 2.49m (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

10.7m (35') x 8.8m (29')

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.

