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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

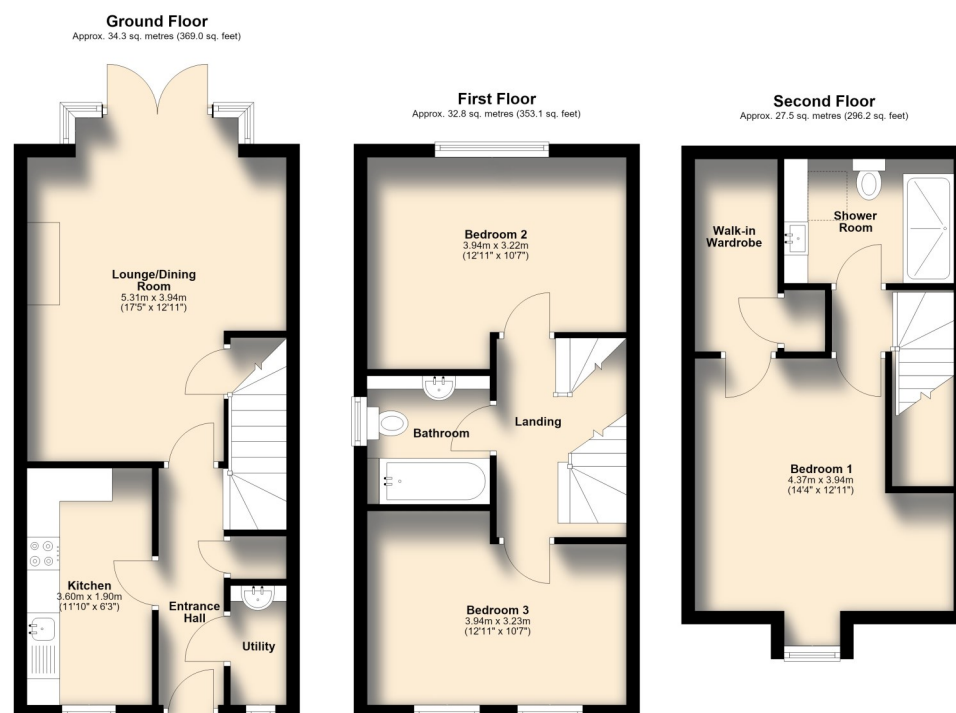
(Central Plymouth Office Only)

Our Property Reference:

15/I/26 6065



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 DOUBLE BEDROOMS
**MODERN KITCHEN &
BATHROOMS**
SOUGHT AFTER LOCATION
OVERLOOKING TREES
SOUTH WESTERLY GARDEN
GARAGE AND PARKING
VIEWING RECOMMENDED

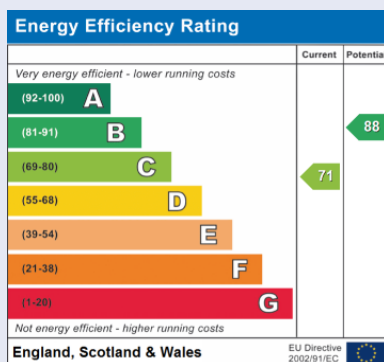
**22 Frobisher Approach, Manadon Park,
Plymouth, PL5 3UD**

We feel you may buy this property because...

‘This well presented family home is positioned in a favoured location, overlooking established trees to the front, with a south westerly facing rear garden and a garage with parking.’

**Offers In Excess Of
£300,000**

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 Parking

Outside Space
South Westerly 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: Nil
Main Residence: £5,000
Home or Investment
Property: £20,000

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...

This well presented semi detached home has been updated by the current owners, to include a new kitchen, bathroom and shower room. The accommodation comprises: entrance hall, lounge/dining room, kitchen, utility (former WC), three double bedrooms, family bathroom and a separate shower room. Externally, the property has a south westerly facing rear garden and a garage with parking. Offered for sale with no onward chain, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

Part glazed entrance door opening to:

ENTRANCE HALL

Radiator, stairs rising to the first floor landing, storage cupboard.

LOUNGE/DINING ROOM

5.31m (17'5") x 3.94m (12'11")

Double glazed bay window with twin opening doors to the rear garden, coal effect gas fire with set in a feature surround, radiator, understairs storage cupboard.

KITCHEN

3.60m (11'10") x 1.90m (6'3")

Re-fitted kitchen with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, electric oven with a four ring gas hob with a cooker hood above, double glazed window to the front, radiator, tiled floor.

UTILITY

1.81m (5'11") x 0.85m (2'10")

Plumbing for washing machine, space for tumble dryer above, double glazed window to the front, radiator, vanity wash hand basin, tiled splashback. This room was originally a downstairs WC and the toilet has been removed. We have been informed that the plumbing has been retained if the new owner wished to re-instate this room with a WC.



FIRST FLOOR

LANDING

Radiator, doors to:

BEDROOM 2

3.94m (12'11") x 3.22m (10'7")

Double glazed window to the rear, radiator.

BEDROOM 3

3.94m (12'11") x 3.23m (10'7")

Two double glazed windows to the front, two double wardrobes, radiator.

BATHROOM

Modern suite comprising a panelled bath with a hand shower attachment, vanity wash hand basin, low-level WC, extractor fan, mirror, shaver point, double glazed window to the side, radiator.

SECOND FLOOR

BEDROOM 1

4.37m (14'4") x 3.94m (12'11")

Double glazed window to the front, radiator, door to:

WALK-IN WARDROBE

With storage space and hanging rails, linen cupboard with shelving.



SHOWER ROOM

Re-fitted with a modern suite comprising a double shower enclosure with twin shower heads, wash hand basin, part-tiled walls, heated towel rail, shaver point, extractor fan, skylight window.

OUTSIDE

REAR

10.4m (34') x 5.2m (17')

Attractive south westerly facing rear garden with an artificial lawn, enclosed by fencing with a side access gate. Decked seating area and beds with mature shrubs and bushes.

GARAGE

Positioned to the rear of the property, with an up and over vehicular door. There is a parking space immediately in front of the garage.