

## Contact us

**Central Plymouth Office**  
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## Email Us

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## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

**Saturday**

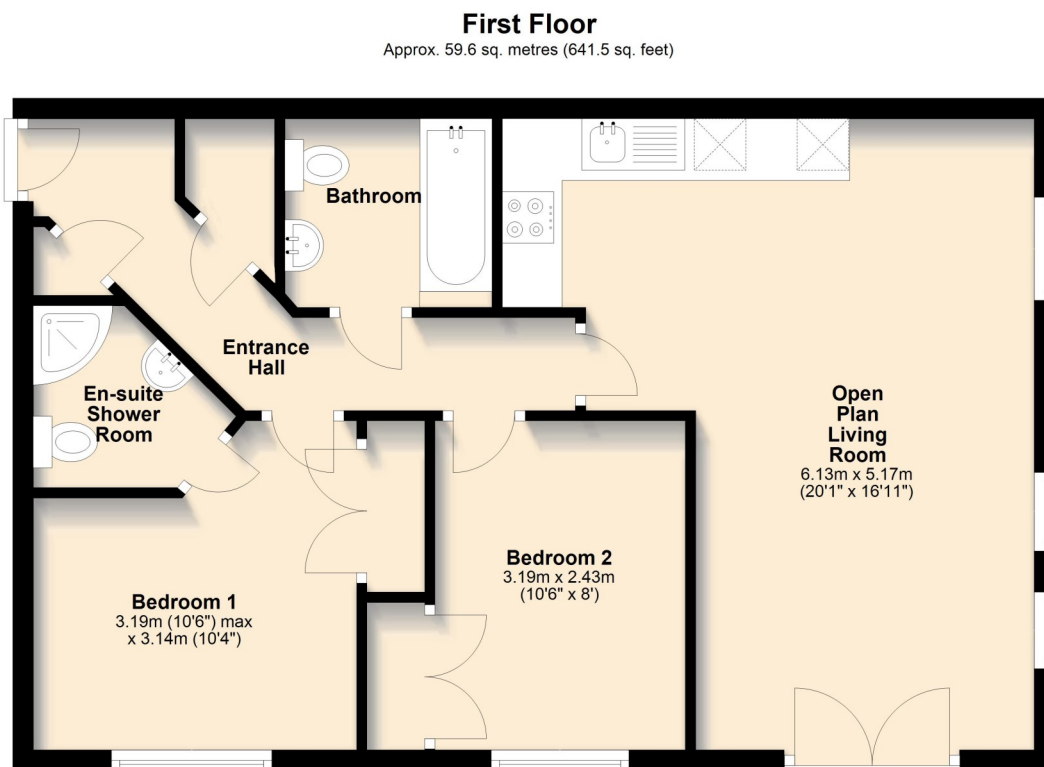
**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

**10/J/25 5613**

## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS



**84 Echo Crescent, Manadon Park,  
Plymouth, PL5 3UQ**

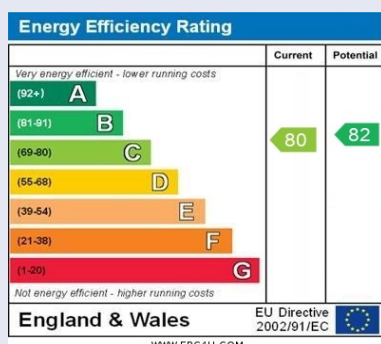
**POPULAR LOCATION  
FIRST FLOOR FLAT  
ALLOCATED PARKING SPACE  
COMMUNAL GARDENS  
TWO BEDROOMS  
EN-SUITE SHOWER ROOM**

*We feel you may buy this property because...*  
'The fantastic location and living accommodation on offer.'

**£150,000**

## 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.



[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)



**Number of Bedrooms**  
Two Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Allocated Parking

**Outside Space**  
Communal Garden

**Council Tax Band**  
B

**Council Tax Cost 2025/2026**  
Full Cost: £1,808.67  
Single Person: £1,356.50

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £500  
Second Home or Investment  
Property: £8,000

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

*Introducing...*

This well-proportioned first floor flat boasts a lovely front outlook across the communal gardens. Internally the accommodation offers a spacious and open plan living area incorporating a modern kitchen and Juliet balcony overlooking the garden. There are two good sized double bedrooms, en-suite shower room and spacious main bathroom. Further benefits include double glazing, central heating and externally there is an allocated parking space. Plymouth Home advise an early viewing to appreciate the position and space on offer within this ideal first home or investment property.

*The Accommodation Comprises...*

**GROUND FLOOR**

**ENTRANCE**

Entry is via a secure communal main entrance with stairs rising to the first floor and private door to flat 84 opening into the entrance hall.

**FIRST FLOOR**

**ENTRANCE HALL**

With radiator, laminate flooring, wall mounted entry phone, coved ceiling and two built in storage cupboards.

**OPEN PLAN LIVING ROOM**  
**6.13m (20'1") x 5.17m (16'11")**

A lovely spacious reception area incorporating the lounge, dining and kitchen areas. The kitchen is fitted with a matching modern range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, integrated fridge/freezer, dishwasher, electric oven and four ring gas hob with wall mounted stainless steel cooker hood above, space and plumbing for washing machine, three double glazed windows to the side, two radiators, wood effect laminate floor, coving to ceiling and uPVC glazed double doors, with Juliette balcony, enjoying the views to the front aspect across the communal gardens.

**BEDROOM 1**  
**3.19m (10'6") max x 3.14m (10'4")**

A double bedroom with double glazed window to the front overlooking the communal gardens, built-in double wardrobe, radiator, coved ceiling and door into the en-suite.



**EN-SUITE SHOWER ROOM**

Fitted with a three piece suite comprising tiled shower cubicle with fitted electric shower over, pedestal wash hand basin, low-level WC, radiator/towel rail, extractor fan, shaver point and light, tiled splashbacks and wood effect laminate flooring.

**BEDROOM 2**  
**3.19m (10'6") x 2.43m (8')**

A second double bedroom with double glazed window to the front overlooking the communal gardens, built-in double wardrobe, radiator, wood effect laminate flooring and coved ceiling.

**BATHROOM**

A good sized bathroom fitted with a three piece white suite comprising panelled bath with shower attachment off the mixer tap and shower screen, pedestal wash hand basin, low-level WC, part tiled walls, radiator/towel rail, extractor fan, shaver point and light, wood effect laminate flooring.

**OUTSIDE:**

To the front of the property there are well maintained communal garden areas for residents use.

**PARKING**

The property benefits from an allocated parking space located nearby.

