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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

22/G/26 6025



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



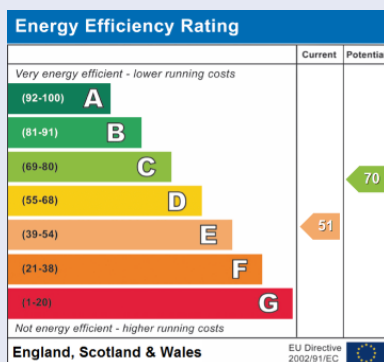
**56 Lower Compton Road, Mannamead,
Plymouth, PL3 5DW**

**POPULAR LOCATION
FOUR BEDROOMS
TWO RECEPTIONS
KITCHEN/BREAKFAST ROOM
SOUTH FACING GARDEN
GAS CENTRAL HEATING
NO ONWARD CHAIN**

We feel you may buy this property because...
'Of the popular residential location and spacious accommodation on offer.'

**Offers In Excess Of
£280,000**

www.plymouthhomes.co.uk



Number of Bedrooms
Four Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
No

Parking
On Street Parking

Outside Space
South Facing Garden

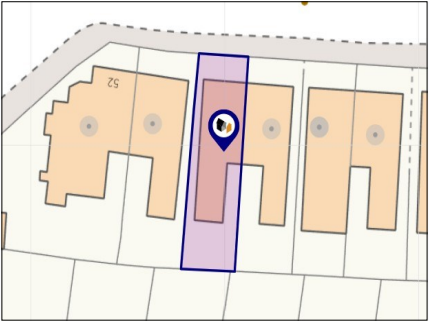
Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £2,170.53
Single Person: £1,627.90

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £4,000
Home or Investment
Property: £18,000

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 deceptively spacious, semi-detached home is located within the popular residential area of Mannamead and is offered for sale with no onward chain. Internally the accommodation offers a separate lounge and dining room, kitchen/breakfast room, four well proportioned bedrooms and a good-sized bathroom. Externally the property has a southerly facing garden and gives access to a useful storage shed/outside wc. Plymouth Homes strongly advise an internal viewing to fully appreciate this perfect family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via uPVC glazed double doors opening into the entrance vestibule.

ENTRANCE VESTIBULE

With tiled flooring, decorative dado rail, hardwood part glazed door with feature-stained glass panels opening into the entrance hall.

ENTRANCE HALL

With feature-stained glass window to the side, radiator, dado rail and picture rails, coving to ceiling, stairs rising to the first-floor landing with an under-stairs recess with meter cupboard and double-glazed window to the side.

LOUNGE

4.88m (16') max x 4.27m (14')

A lovely sized reception space with double glazed box window to the front enjoying the elevated position, decorative feature fireplace, radiator, wooden floorboards, picture rail, coving to ceiling with ceiling rose.

DINING ROOM

4.28m (14'1") x 3.68m (12'1")

With double glazed window to the rear, decorative feature fireplace, radiator, wood effect laminate flooring, picture rail, coving to ceiling.

KITCHEN/BREAKFAST ROOM

5.19m (17') x 2.86m (9'5")

Fitted with a matching range of base and eye level units with worktop space above, glazed display units, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, integrated fridge and freezer, spaces for



dishwasher, washing machine and cooker, pull out cooker hood, double glazed windows to either side, radiator, tile effect laminate flooring, coving to ceiling, part glazed door opening to the side of the property.

FIRST FLOOR

LANDING

A lovely sized landing with feature-stained glass window to the side, radiator, dado rail and picture rail, access to the loft space.

BEDROOM 1

4.10m (13'5") x 3.66m (12')

A double bedroom with double glazed window to the front enjoying the outlook, radiator, picture rail, coving to ceiling.

BEDROOM 2

4.28m (14'1") x 3.66m (12')

A second double bedroom with double glazed window to the rear, decorative feature fireplace, built in storage cupboard into alcove, radiator, picture rail.

BEDROOM 3

2.86m (9'5") x 2.45m (8')

A good sized third bedroom with double glazed window to the rear, radiator, picture rail.

BEDROOM 4

3.05m (10') x 1.88m (6'2")

A single bedroom with double glazed window to the front, radiator, picture rail.



BATHROOM

2.50m (8'3") x 1.84m (6'1")

Fitted with a three-piece white suite comprising panelled bath with shower above and separate hand shower attachment off the telephone style mixer tap, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, chrome radiator/towel rail, two obscure double-glazed windows to the side, tiled flooring, coving to ceiling.

OUTSIDE

FRONT

The front of the property is approached via a gate and steps rising to the main entrance and a gravelled garden area. To the right side a pathway and gate lead onto the side door to the kitchen/breakfast room and the rear garden.

REAR

The rear opens to a southerly facing and enclosed garden. From the kitchen/breakfast room a pathway leads across the rear of the property accessing a useful storage shed and onto a side, paved courtyard area with raised border. Steps then rise to a further paved seating area with flower borders and all enclosed by wall and fencing.

STORAGE SHED/OUTSIDE WC

3.18m (10'5") x 1.20m (3'11")

A useful storage space with light, power, housing the wall mounted boiler serving the heating system and domestic hot water and with a high-level flush WC.

