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Offers In Excess Of £325,000 FREEHOLD

3 bedrooms, semi-detached, driveway parking, large south-facing rear garden, 2 reception rooms, spacious kitchen/breakfast room, modern fitted bathroom

MANADON DRIVE, MANADON, PLYMOUTH

EPC = C



PROPERTY DETAILS

Positioned in a tree lined street and a highly desirable location in Manadon is this 3 bedroomed semi-detached house, with driveway parking for 1 large family car. The property offers easy access to good schools, amenities in Crownhill Village and local transport links. Far reaching views from the rear elevation, a great sized kitchen/breakfast room, an impressive sized lounge with feature fireplace and a dining room providing additional entertaining space. On the lower ground floor there are 3 bedrooms (master having access to the rear garden), modern fitted bathroom suite, a large south-facing rear garden backing on to playing fields, perfect for those summer BBQ's! The property also boasts UPVC double glazing and gas central heating.

COUNCIL TAX BAND – C

A pathway leads to a canopied entrance with opaque double glazed door to;

ENTRANCE HALL

Panelled radiator, stairs to lower ground floor, glazed panelled doors providing access to all ground floor rooms, large built-in storage cupboard housing Vaillant wall mounted gas boiler providing hot water and central heating.

KITCHEN/BREAKFAST ROOM

16'3 x 9'10 (4.96m x 3.01m)

Modern fitted shaker style kitchen with base and eye level storage cupboards, wood effect worktops, inset one and a half bowl, single drainer enamel sink with mixer tap, adjacent recess with plumbing for a dishwasher, space for freestanding oven, plumbing for a washing machine, space for an upright fridge freezer, part tiled walls, wood laminate flooring, panelled radiator, ceiling spotlights, a dual aspect room with UPVC double glazed windows to front and rear elevation, the rear enjoying a pleasing aspect across the rear garden and playing fields.

DINING ROOM

10'6 x 8'11 (3.22m x 2.73m)

Radiator, UPVC double glazed window to rear elevation enjoying similar views to the lounge and kitchen/breakfast room.

LOUNGE

16'6 x 13'4 (5.03m x 4.08m)

Fitted fire surround, coving to ceiling, double panelled radiator, a dual aspect room with UPVC double glazed windows to front and rear elevation, the rear enjoying an open aspect.

LOWER GROUND FLOOR

HALLWAY

Panelled radiator, large recess area under stairs with fitted shelving, opaque UPVC double glazed door to front elevation, doors lead off the hallway giving access to all lower ground floor rooms.

BEDROOM ONE

17' x 9'10 widening to 13'7 (5.20m x 3.02m widening to 4.14m)

Panelled radiator, coving to ceiling, built-in single wardrobe with hanging rail, UPVC double glazed sliding patio doors to the rear garden.

BEDROOM TWO

13'5 x 9'10 (4.10m x 3.01m)

Panelled radiator, UPVC double glazed window to rear elevation, recess with a white pedestal basin.

BEDROOM THREE

9'10 x 8'11 (3.01m x 2.73m)

Panelled radiator, UPVC double glazed window to rear elevation.

BATHROOM

White suite comprising panelled bath with mixer tap and electric shower over, fully tiled surround, vanity wash hand basin, low level WC, panelled radiator, opaque UPVC double glazed window to side elevation.

OUTSIDE

The gardens are situated mainly to the rear of the property, being fully enclosed, laid largely to lawn and enjoying a southerly aspect. Backing on to a playing field, giving an open aspect feel with far reaching views towards Manadon and countryside. To the front of the property is a driveway, providing off-road parking for 1 large family car, with a pathway leading to the front door.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

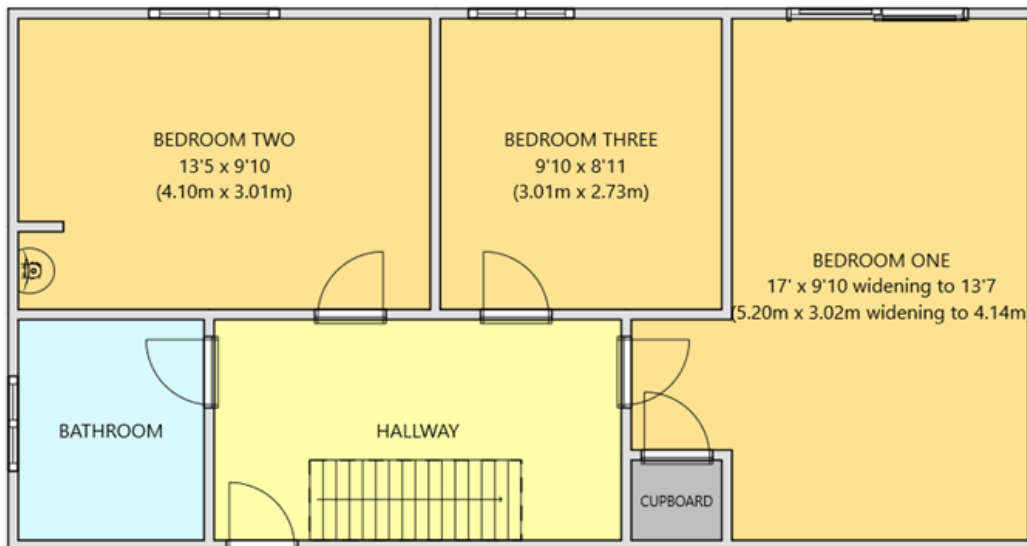
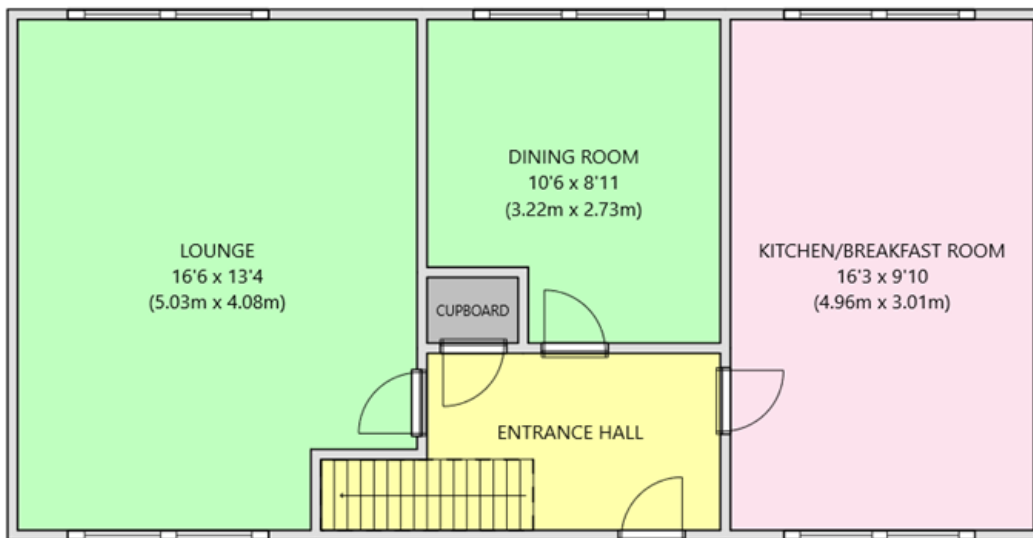
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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