



Connells

Manor Court
South Brent

Manor Court South Brent TQ10 9RA

for sale offers in excess of
£235,000



Property Description

Connells is proud to present this wonderful two bedroom end of terrace house, located in the scenic village of South Brent. The property is moments away from the local shops, pubs, cafe's and schools, and a short walk away to the scenic routes of Dartmoor!

The properties modern accommodation provides an entrance hallway, a separate kitchen, and an open lounge diner with brilliant access/views to the rear garden. Also benefiting from double glazing throughout, Central heating, and level access.

With the addition of allocated parking and an enclosed rear garden space, Manor court is the perfect opportunity for first time buyers, families and investors!

Entrance Hall

Glass doors to Lounge-diner, Cupboard to right for storage.

Lounge/Diner

13' 3" max x 18' 11" max (4.04m max x 5.77m max)
Door to left leading to kitchen, Window and patio doors leading to Garden, Stairs to first floor, Radiator, LED lights on stairs, Radiator, space under stairs.

Kitchen

11' max x 5' 9" max (3.35m max x 1.75m max)
Mounted wall and base units, Double glazed window to left, Boiler, Space for washing machine and fridge/freezer, Gas Hob/cooker, Hood Extractor.

Landing

Access to loft by oversized hatch with ladder to partially boarded loft with four light fittings, Storage cupboard.

Bedroom 1

9' 8" max x 10' 2" max (2.95m max x 3.10m max)
Integrated wardrobe to left, Double glazed window, Radiator, 2 Spotlights above bed space.

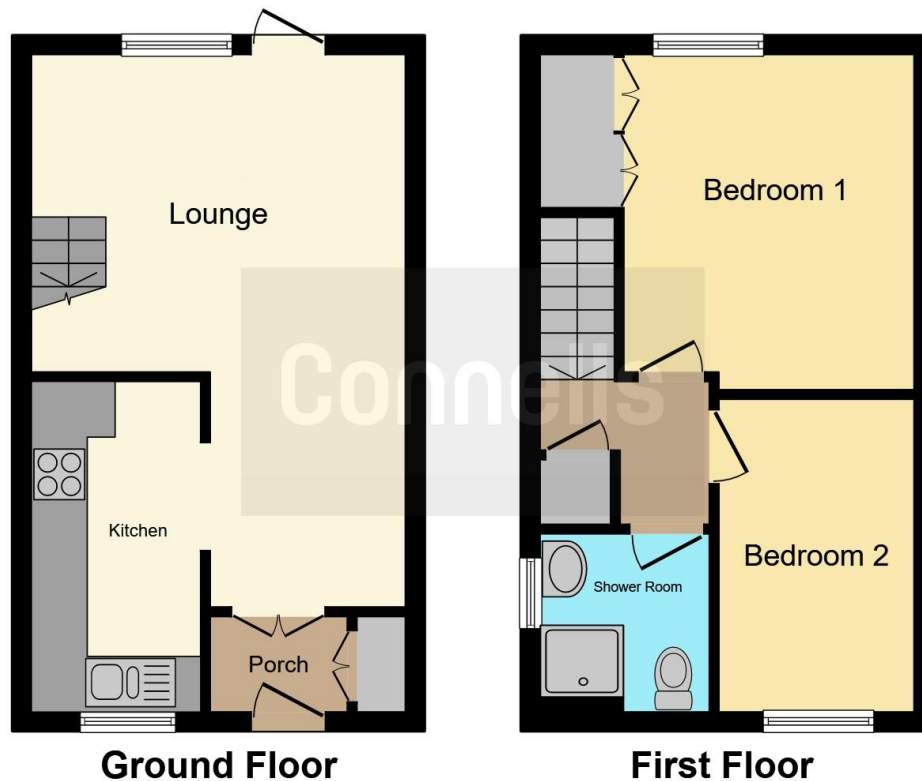
Bedroom 2

11' max x 6' 11" max (3.35m max x 2.11m max)
Double glazed window to view of garden, Radiator.

Bathroom

Step up to modern shower cubicle and Wash hand basin, Mounted storage unit, Double glazed obscure window to right, WC, Towel radiator.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B Council Tax
 Band: B

view this property online connells.co.uk/Property/IVY306817



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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