



Treveneague Gardens, Manadon, Plymouth PL2 3SX

welcome to

Treveneague Gardens, Manadon, Plymouth

POTENTIAL TO IMPROVE IN MANADON! Fox and Sons are pleased to present this generously proportioned THREE BEDROOM semi detached house, in a highly sought after residential location with NO CHAIN! With huge scope to remodel and improve we expect high interest, so please call us to arrange a viewing.



Living Room

14' 4" x 10' 4" (4.37m x 3.15m)

Front facing upvc double glazed window, radiator, gas fireplace, wall lighting, TV point.

Dining Room

10' 4" x 1' 1" (3.15m x 0.33m)

Rear facing upvc double glazed patio doors, radiator.

Kitchen

11' 8" x 9' 1" (3.56m x 2.77m)

Rear facing upvc double glazed window, fitted kitchen, matching wall and base units, work surface, tiling, stainless steel one and a half bowl drainer sink with mixer tap, four ring gas hob with oven below and cooker hood above, space and plumbing for a washing machine and slimline dishwasher, gas central heating boiler.

Cloakroom/wc Bedroom One

10' 4" x 10' 4" (3.15m x 3.15m)

Front facing upvc double glazed window, radiator, built in wardrobe.

Bedroom Two

13' 1" x 9' 1" (3.99m x 2.77m)

Rear facing upvc double glazed window, radiator, built in wardrobe.

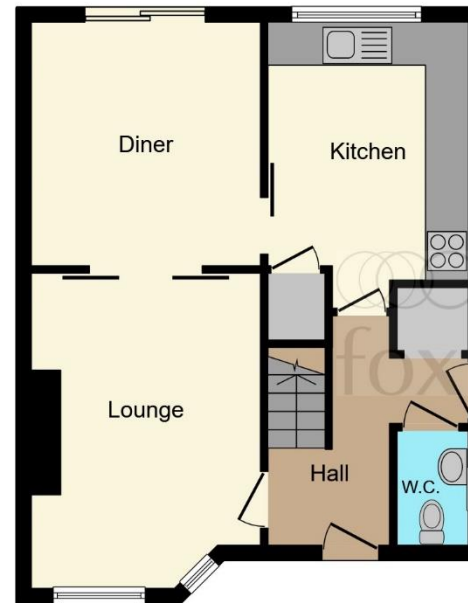
Bedroom Three

10' 4" x 9' 1" (3.15m x 2.77m)

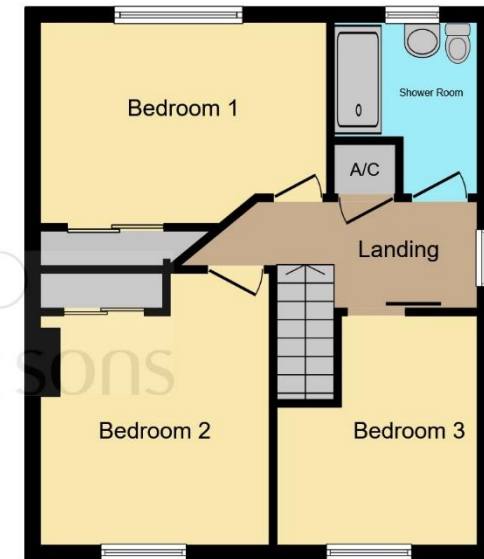
Front facing upvc double glazed window, radiator.

Shower Room

Rear facing upvc double glazed window, walk in shower cubicle, wash hand basin, low level wc, tiling, towel rail.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Treveneague Gardens, Manadon, Plymouth

- Semi detached house with potential to improve
- Three bedrooms, two doubles with built in storage
- Two reception rooms and a kitchen/breakfast room
- Highly sought after location in Manadon
- Garage and off road parking for several cars

Tenure: Freehold EPC Rating: C

offers in the region of

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUP107484 - 0019

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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