



Asking Price £190,000

This three bedroom semi-detached family home is situated in a popular central location. The accommodation comprises: entrance hall, lounge/diner, kitchen and third bedroom on the ground floor. Whilst on the first floor there are two bedrooms and a family bathroom. From both first floor bedrooms there are panoramic views over the surrounding area looking towards Dartmoor. Outside there is a substantial rear south facing garden. Other benefits include gas central heating and double glazing. The property requires a degree of modernisation throughout and is offered for sale with No Onward Chain. An internal viewing is highly recommended.

Overton Gardens, Mannamead, PL3 5BX

GROUND FLOOR

Entrance Hall

UPVC obscure double-glazed window to the front, double radiator, stairs rising to the first floor landing, understairs storage cupboard, part glazed door to the front, door to:

Lounge/Diner

5.84m (19` 2") x 3.73m (12` 3") max

UPVC double glazed window to the front and rear, two double radiators.

Kitchen

2.52m (8` 3") x 2.40m (7` 10")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, space for fridge, gas point for cooker, uPVC double glazed window to the rear, part glazed door opening onto the rear garden.

Bedroom 3

3.39m (11` 1") x 2.47m (8` 1")

UPVC double glazed window to the side.

FIRST FLOOR

Landing

Built in storage cupboards, built in airing cupboard housing the wall mounted gas combination boiler which serves the domestic hot water and central heating system, door to:

Bedroom 1

4.96m (16` 3") max x 2.95m (9` 8")

UPVC double glazed window to the front, double radiator.

Bedroom 2

3.08m (10` 1") x 2.86m (9` 4")

UPVC double glazed window to the side, double radiator.

Bathroom

Fitted with three-piece suite comprising panelled bath with fitted electric shower above, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC obscure double-glazed window to the rear, access to loft space.

OUTSIDE

Front

At the front of the property there lies a tiered garden laid with steps to the side leading to the main entrance and a path to the side which provides access to the rear garden.

Rear

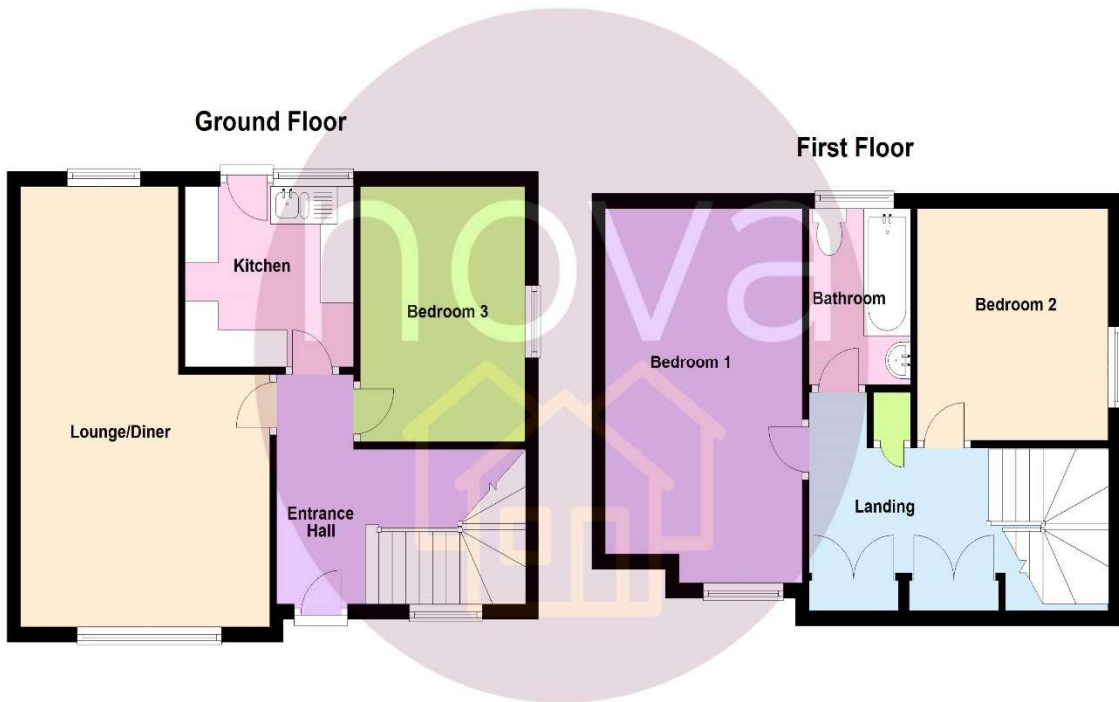
To the rear of the property there lies an enclosed south facing garden which has a lawned area and a wide variety of flowers, bushes and shrubs which would suit any keen gardener.

Viewing Arrangements

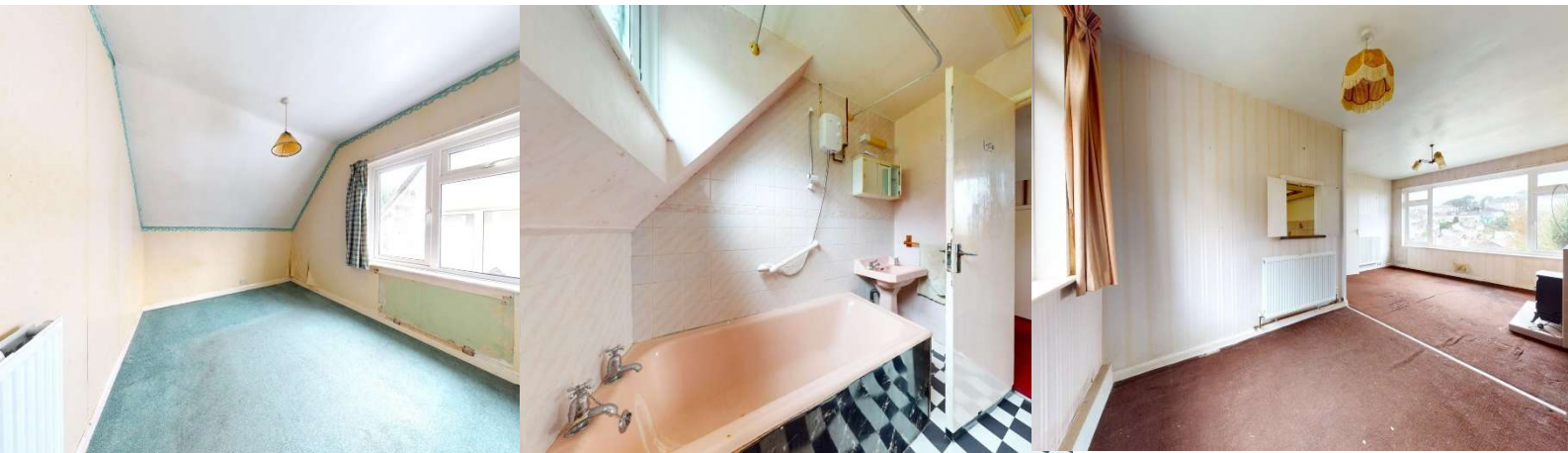
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

