



## Asking Price £250,000

**This beautiful three bedroom semi-detached family home is situated in a sought after central location.**

**Lovingly maintained by the present owners the property must be seen to be fully appreciated.**

**Accommodation comprises: entrance porch, entrance hall, lounge/diner, extended fitted kitchen and third bedroom on the ground floor. Whilst on the first floor there are two bedrooms and a modern family bathroom. Outside there is a substantial rear garden and off road parking for two cars is provided by a parking bay at the front. From both first floor bedrooms there are panoramic views over the surrounding area looking towards Dartmoor. Other benefits include gas central heating and double glazing.**

**Novahomes highly recommend an early viewing to avoid disappointment.**

# novahomes

Established 2008

 01752 206040

 sales@novahomes.co.uk

 www.novahomes.co.uk



## Overton Gardens, Mannamead, PL3 5BX

### Entrance Porch

Double glazed door into the entrance porch. Semi glazed door to the entrance hall

### Entrance Hall

Single radiator. Stairs rise to the first floor with under stairs storage cupboard.

### Lounge/Diner - 5.84m (19`2") x 3.71m (12`2")

Narrows to 2.43m at the dining end. Double glazed window to the front aspect with views over the surrounding area. Two single radiators. Double glazed window to the rear aspect. Feature fireplace with tiled inset.

### Kitchen - 4.34m (14`3") x 2.96m (9`9") Max

Fitted with a matching range of wall and base units with one and a half bowl single drainer sink unit and mixer tap. Two built in stainless steel electric ovens, built in ceramic hob, built in fridge/freezer, plumbing for automatic washing machine, plumbing for dishwasher, space for tumble drier, double glazed windows to the rear and side aspects. Double glazed door to the rear. Double glazed skylight. Single radiator.

### Bedroom Three - 3.38m (11`1") x 2.46m (8`1")

Dado rail. Double glazed window to the side aspect. Double radiator.

### First Floor Landing

Cupboard housing the gas boiler. Built in storage cupboards. Doors to bedrooms and bathroom.

### Bedroom One - 4.9m (16`1") x 3.02m (9`11")

Dual aspect room with double glazed windows to the front and rear aspects. Views over the surrounding area taking in Dartmoor from the front. Single radiator. Storage cupboard.

### Bedroom Two - 3m (9`10") x 2.77m (9`1")

Double glazed window to the side aspect with views over the surrounding area looking towards Dartmoor. Radiator.

### Bathroom - 2.44m (8`0") x 1.7m (5`7")

Suite in white comprising: bath with separate shower unit over, low flush WC and a pedestal wash hand basin. Obscure double glazed window to the rear aspect. Heated towel rail. Access to the loft space

### Rear Garden

To the immediate rear is a paved patio. Steps lead up to the main garden which is predominately laid to lawn with shrubs and plants bordering. Second paved patio. Timber built storage shed. Side path and gate lead to the front.

### Parking

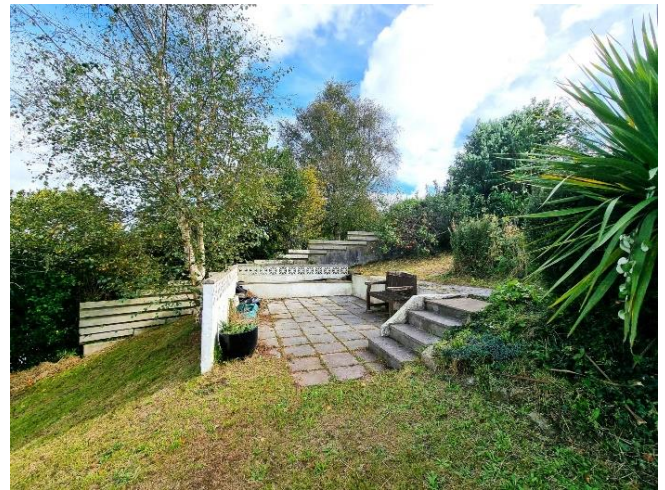
At the front of the property is an off road parking bay for two cars.









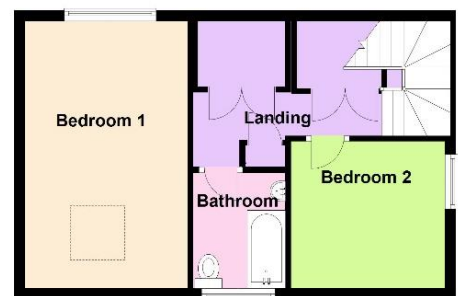


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



**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.

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.

