



Asking Price £245,000

Novahomes are delighted to present this fantastic three-bedroom family home, ideally situated on St Peters Road, a highly sought-after location offering excellent access to popular local schools and the A38. This well-presented property benefits from hardstand parking for one car and spacious living accommodation thoughtfully arranged over two floors. The ground floor comprises a welcoming entrance hall, a well-appointed kitchen, a bright and airy breakfast room, a generous lounge perfect for relaxing or entertaining, and a charming conservatory overlooking the garden. Upstairs, the first floor features three good-sized bedrooms, a modern bathroom, and a convenient separate WC. Outside, the property boasts a low-maintenance rear garden, ideal for outdoor enjoyment with minimal upkeep.

Additional features include gas central heating and double glazing, ensuring comfort and energy efficiency throughout. This home is perfect for families seeking space, convenience, and a location that ticks all the boxes.

Early viewing is highly recommended, contact Novahomes today to arrange yours!

St Peters Road, Manadon, PL5 3DU

Accommodation Comprises

Ground Floor

Entrance Hall

Lounge

18` 3"(5.56m) x 14` 0"(4.27m) into recess decreasing 11` 0

Conservatory

9` 10"(3m) x 9` 9"(2.97m)

Kitchen

9` 8"(2.95m) x 8` 9"(2.67m)

Breakfast Room/Office

8` 9"(2.67m) x 6` 8"(2.03m)

First Floor

First Floor Landing

Master Bedroom

12` 5"(3.78m) x 9` 8"(2.95m)

Bedroom Two

11` 0"(3.35m) x 9` 9"(2.97m)

Bedroom Three

8` 0"(2.44m) x 7` 9"(2.36m)

Bathroom

Separate W.C

Viewing Arrangements

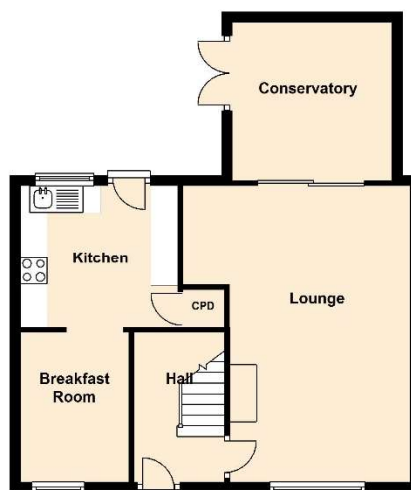
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



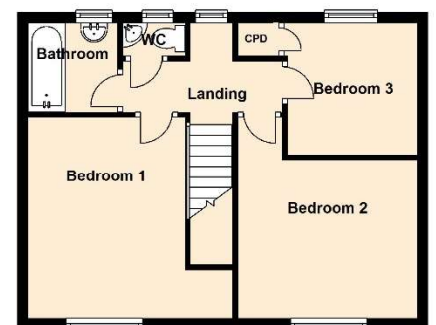




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)	68	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

