



Falcon

01752 600444

52 Tovey Crescent

Manadon Park, Plymouth, PL5 3US

£150,000





In Brief

A gorgeous 2 double bedroomed first floor flat. fabulous outlook to the rear.

Reception Rooms Large living room / diner / kitchen

Bedrooms 2 Double bedrooms

Heating Gas central heating

Area 656 sq ft

Tenure Leasehold

Parking Allocated parking space

Council Tax B

Description

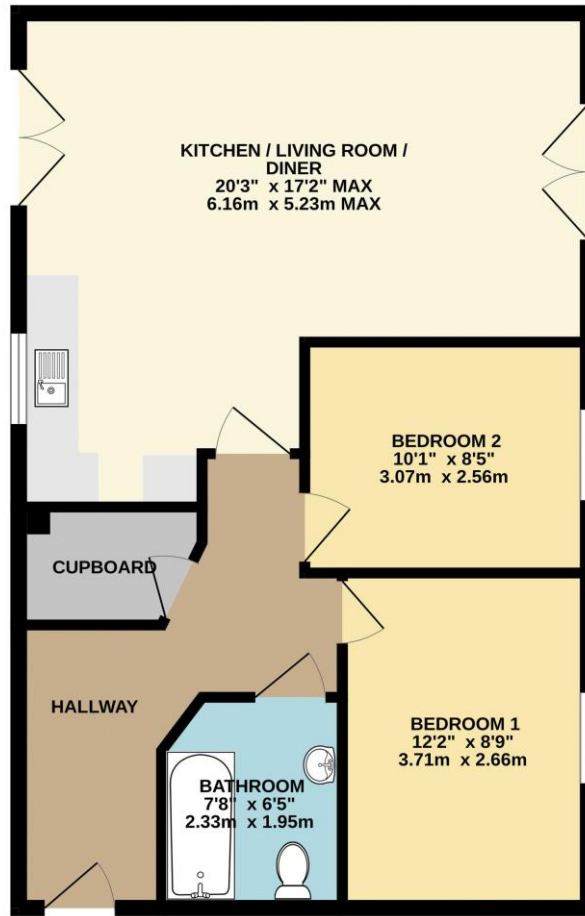
Located in this fabulous and highly sought area of Manadon Park is this beautifully presented first floor flat. As you enter the building you will see that the communal areas are all really well presented. clean and fresh - always so important! Once in the flat you have a useful storage cupboard plus a contemporary fitted bathroom with a shower over the bath. There are two double bedrooms with both having a wonderful outlook directly overlooking the Manadon Sports and Community ground (cricket pitch !)The living room / kitchen / diner really is a fantastic room, the heart to this beautiful flat. The kitchen area is fitted with a modern range of units and there are double opening French doors to both elevations with 'Juliet' style balconies with the same wonderful outlook to the rear. The outlook and setting of this flat really does set it apart from other similar flats - it's gorgeous! The flat comes with gas central heating from a boiler that was new in 2023 and double glazing. There are lovely communal gardens all around and an allocated parking space to the front. There is also a communal bin store.

Need A Mortgage?

**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.

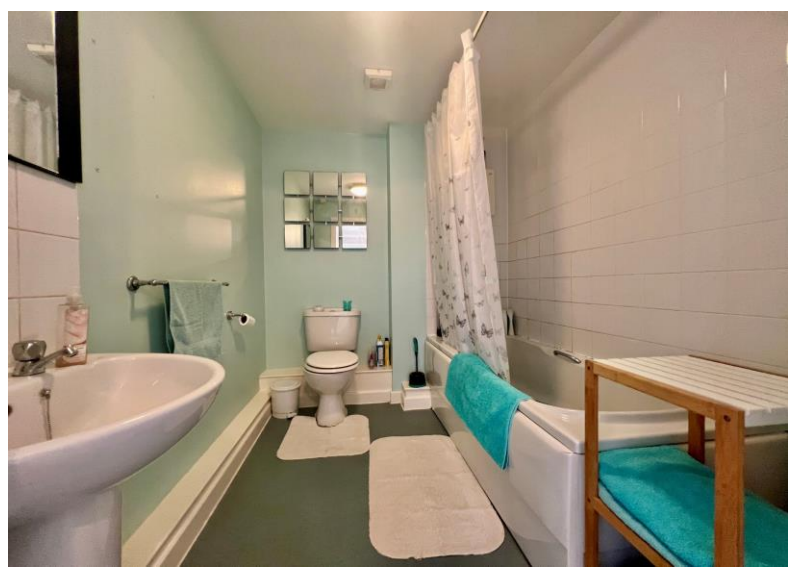


TOTAL FLOOR AREA : 656 sq.ft. (61.0 sq.m.) approx.
Made with Metropix ©2024



Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee



We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

