



# Falcon

01752 600444

## 11 Castleton Close

Mannamead, Plymouth, PL3 5AE

Guide Price £275,000-£285,000







## In Brief

### Semi-Detached

**Reception Rooms** Living room- Dining room

**Bedrooms** 3 Bedrooms

**Heating** Gas Central Heating

**Area** 787Sqft

**Tenure** Freehold

**Parking** Shared Driveway

**Council Tax** C

## Description

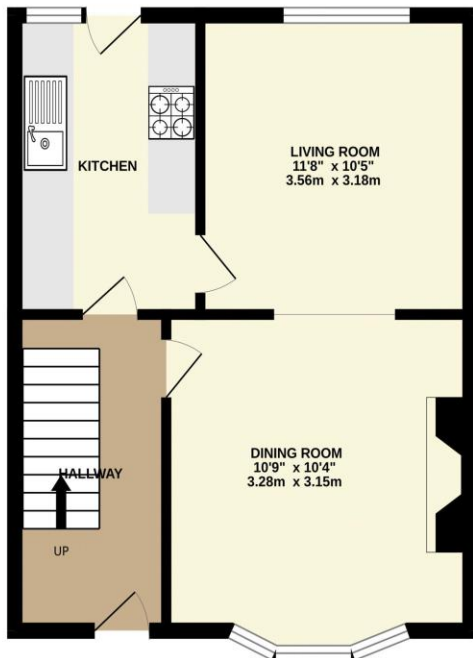
Nestled in the heart of the sought-after Mannamead neighbour hood, this charming 1950s semi- detached home offers an exceptional blend of classic architecture and modern living. Situated in a peaceful cul-de-sac, the property ensures privacy and tranquil environment, making it an ideal retreat from bustling city life. Upon entering, you are greeted by a spacious open plan living room and dining area, designed to facilitate both relaxation and entertaining. Large windows invite an abundance of natural light, enhancing the warm and inviting atmosphere that permeates the home. Adjacent to this space is a well appointed kitchen, featuring contemporary fittings and ample storage, catering to all your culinary needs. The residence boasts three generously sized bedrooms, each offering comfort and versatility to accommodate family members or guests. The modern bathroom has been tastefully updated. One of the stand out features to this property is its south facing rear extensive garden. Perfect setting for outdoor activities, gardening enthusiasts, or simply enjoying the serene ambiance. Completing this impressive property is a garage equipped with electricity and a shared drive way. Embrace this opportunity to own a 1950s charm, all with in a desirable well- connected community of Mannamead.

Need A Mortgage?

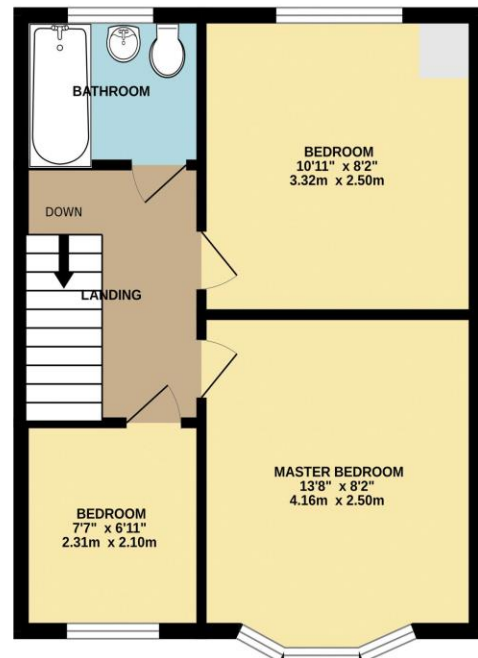
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# Floor Plans

GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.  
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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

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

