



# Falcon

01752 600444

## 1 Rockingham Road

Mannamead, Plymouth, PL3 5BN

Guide Price £300,000-£325,000







## In Brief

**A really well presented 3 bedroomed modern semi with lovely garden and GARAGE**

**Reception Rooms** Large living room & separate dining room

**Bedrooms** 3 bedrooms

**Heating** Gas central heating

**Area** 792 sq ft

**Tenure** Freehold

**Parking** Driveway parking plus garage.

**Council Tax** C

## Description

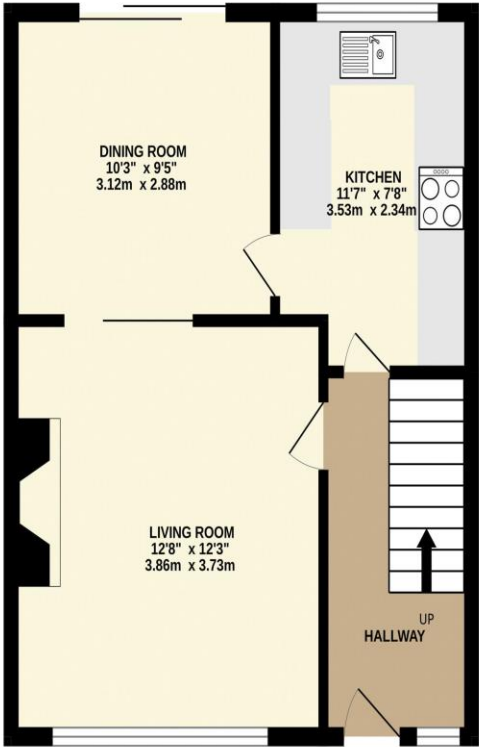
Located in this fabulous established residential area is this beautifully presented 1960's built semi detached family home. As you approach the house you will see that it has a long driveway running up the side leading to the garage. Off the entrance hallway you have a lovely bright and sunny living room at the front with an opening into the separate dining room which has recently fitted sliding patio doors into the garden. The kitchen has been refitted with a stylish range of units that includes an oven and hob. Off the first floor landing there are three bedrooms with two of them being good doubles. There is a fabulous open outlook from both the front windows and the rear windows. The bathroom is fitted with a contemporary white suite with an electric shower over the bath. The property comes with gas central heating from a Viessman Combi Boiler and upvc double glazing. Outside to the rear of the house there is a patio area and large fish pond together with some lovely flower and shrub beds. The garden has a fabulous sunny south westerly aspect, so, as you can imagine, catches the sun really well. The property is located in the heart of Mannamead, such a highly desirable location and close to both the city center, Mutley Plain and having easy access onto the A38 and Derriford Hospital.

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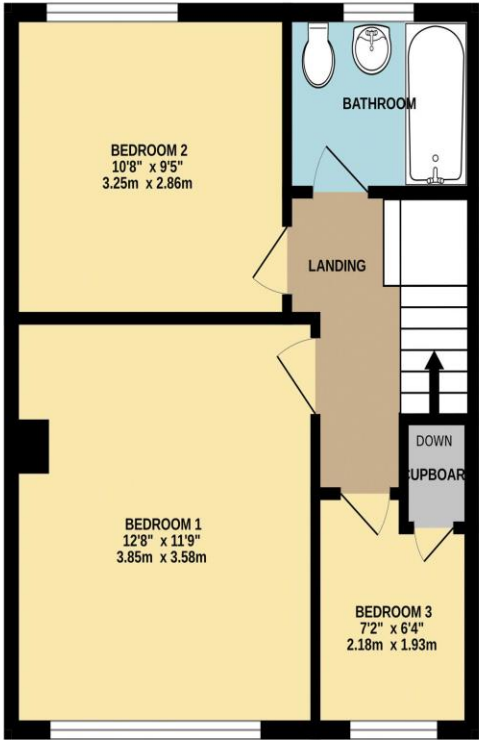
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Floor Plans

GROUND FLOOR



1ST FLOOR



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**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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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
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