



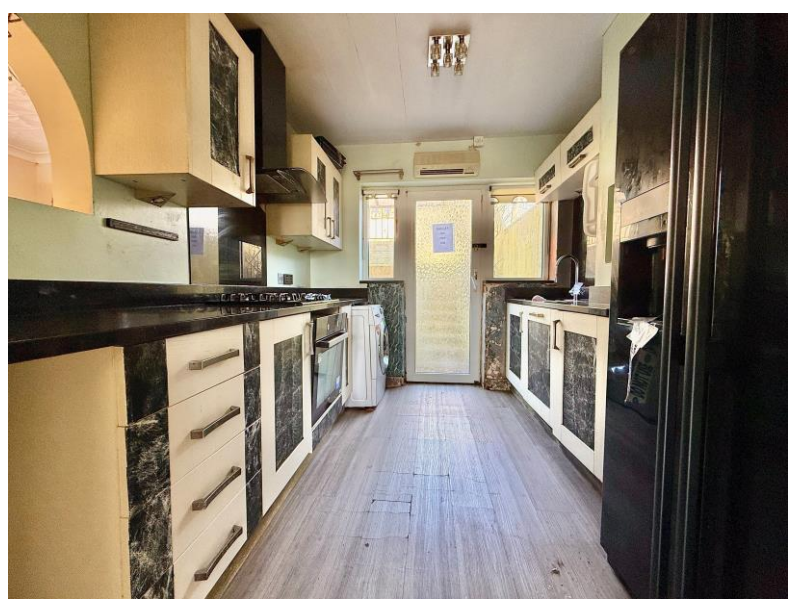
Falcon

01752 600444

14 Elm Crescent

Mannamead, Plymouth, PL3 5AF

£220,000





In Brief

Spacious 3 Bed Semi in Prime Mannamead with Large Sunny Garden & Potential

Reception Rooms Large living room with separate dining room

Bedrooms 3 bedrooms

Heating Gas central heating

Area 780 sq ft

Tenure Freehold

Parking Driveway and Garage

Council Tax C

Description

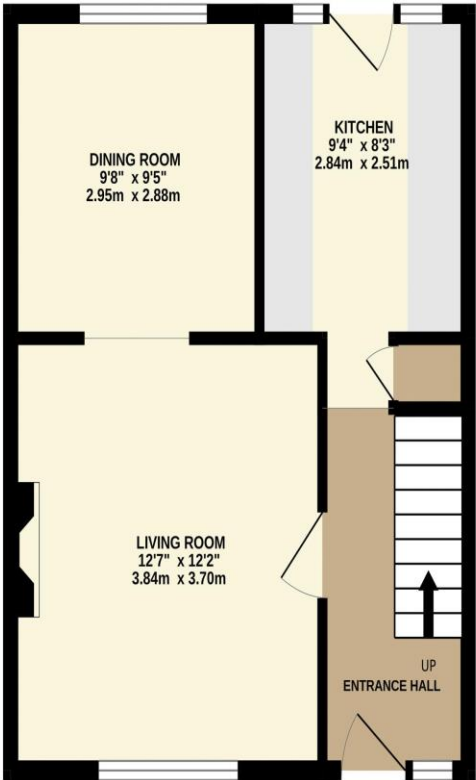
Located in the highly sought-after residential area of Mannamead, a location that consistently proves popular with families, this three-bedroom semi-detached home offers generous accommodation and excellent potential to create a superb long-term family property. While the property would now benefit from a degree of updating and redecoration, it provides well-proportioned living space throughout and occupies a particularly generous plot. An entrance hallway leads into a spacious living room, which features an archway opening into a separate dining room positioned to the rear, overlooking the garden — an ideal layout for both everyday living and entertaining. The kitchen is fitted with a modern range of units, including an integrated oven and hob, and provides direct access out to the rear garden. On the first floor there are three bedrooms along with a stylish, modern fitted family shower room. The property benefits from gas central heating and uPVC double glazing. Externally, the home stands on a larger-than-average plot which widens towards the rear, creating a particularly impressive family garden. The garden has been thoughtfully landscaped by previous owners and includes patio and decked seating areas, offering plenty of space for outdoor dining and relaxation. A summer house sits at the far end, and the garden as a whole enjoys a good degree of sunshine. There is a driveway leading to the single garage (17 x 8'7) The location is a key feature, with a range of well-regarded schools nearby, easy access to the amenities of Mutley Plain, and convenient links into Plymouth city centre. This is a fantastic opportunity to acquire a home in one of Plymouth's most desirable areas, with the scope to personalise and add value.

Need A Mortgage?

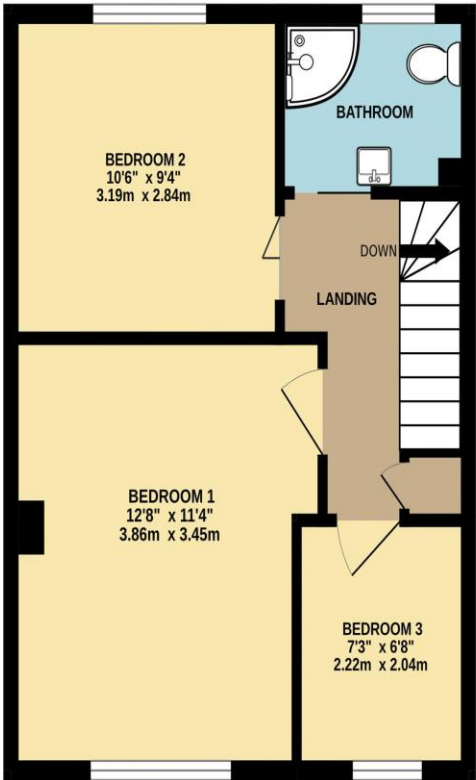
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

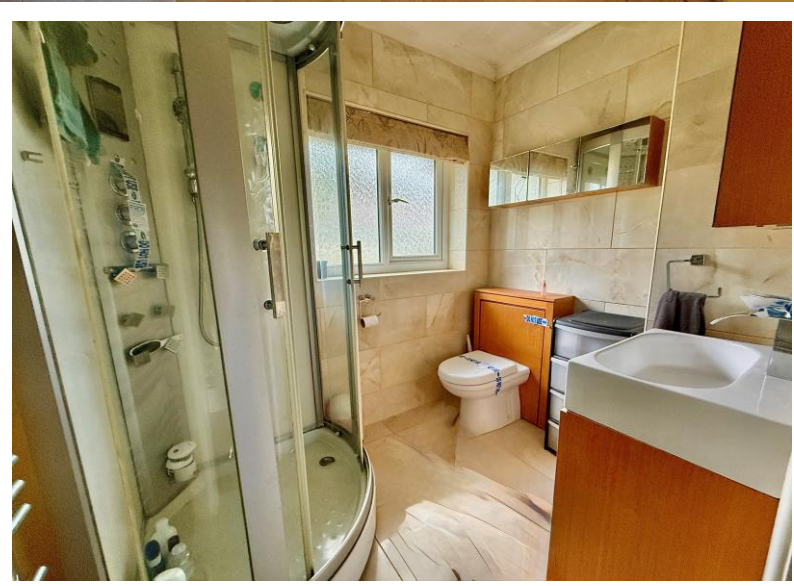
GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.4 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

