



Whin Bank Road, Manadon Park, Plymouth

OIRO £240,000



Key Features

- Three-bedroom
- Family home
- Sought-after location
- Ideal first-time purchase
- Set back from the road
- Convenient access to Crownhill Village & A38
- EPC rating C
- Freehold
- Council tax band A





Situated in the sought-after area of Crownhill, this well-presented three-bedroom mid-terrace home offers an excellent opportunity for first-time buyers or growing families.

Upon entering, you are welcomed by an entrance hallway providing access to the living room and the kitchen/diner. The kitchen is fitted with a range of matching wall and base units, an integrated oven, gas hob with extractor hood over, and a sink with mixer tap positioned beneath a window overlooking the rear garden.

Patio doors from the kitchen/diner open onto the enclosed rear garden, creating an ideal space for both relaxing and entertaining. The garden features a patio seating area and a lawned section beyond, perfect for enjoying the summer months. A rear gate provides convenient access to the service lane.

To the first floor, the property offers two well-proportioned double bedrooms, with the main bedroom benefiting from fitted wardrobes with sliding mirrored doors, alongside a single bedroom. The family bathroom is stylishly finished with marble-effect aqua panelling and includes a bath with shower over.

The property benefits from mains electricity, gas, water, and drainage, with heating provided via gas central heating. The property is heated via a boiler and radiators are installed throughout the home.

Ample on-street parking is available to the front of the property on a first-come, first-served basis.

Ideally positioned, the property is within easy reach of Crownhill Village and its range of shops, restaurants, parks, and schools. Excellent transport links, including convenient access to the A38, make this an ideal location for commuters and families alike.

Tenure: Freehold

EPC rating: C

Council tax band: A

Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise.

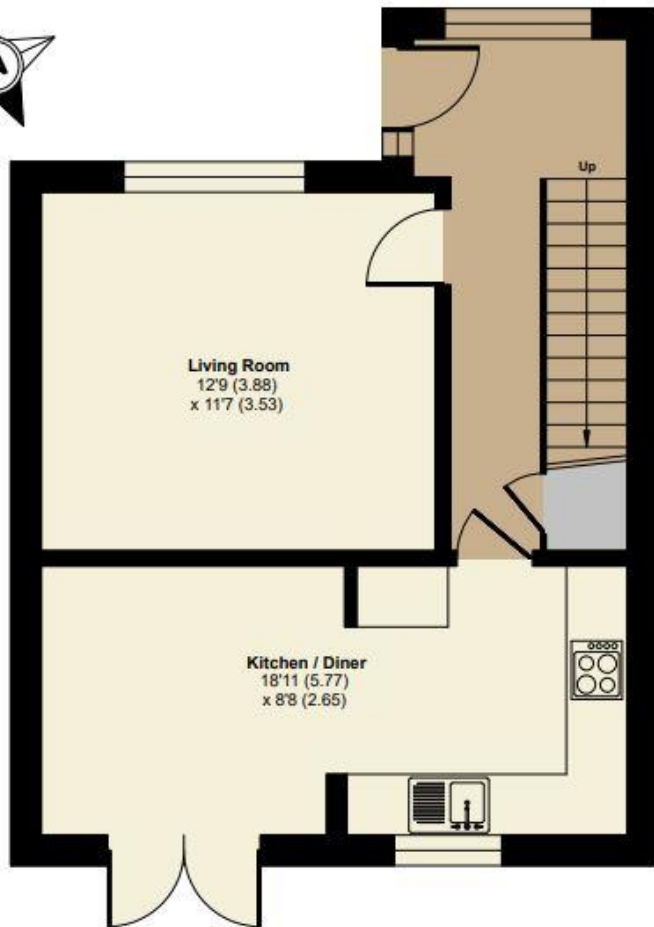
If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Anti-money laundering regulations

In line with Anti-Money Laundering regulations, all prospective purchasers will be required to provide valid identification and proof of funds at the point a sale is agreed. Please note that a fee of £50 per applicant is payable for the verification of identification.





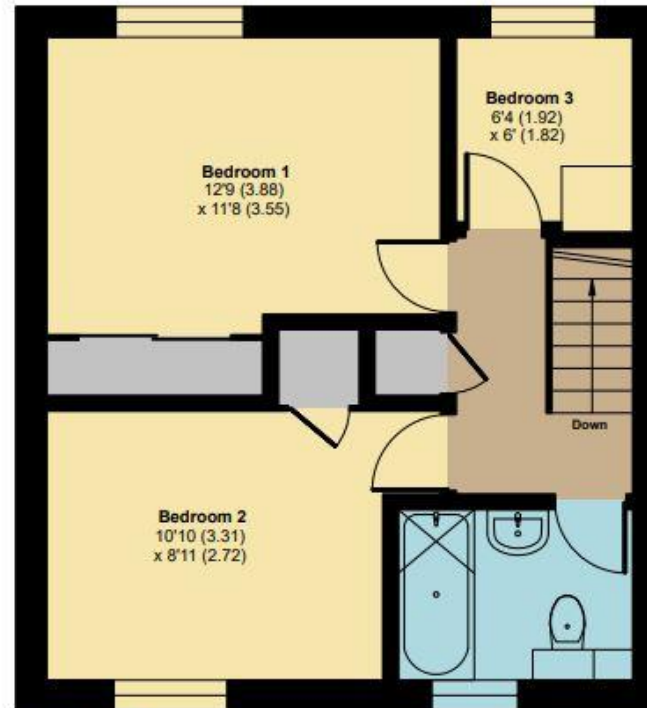


GROUND FLOOR

Whin Bank Road, Plymouth, PL5

Approximate Area = 820 sq ft / 76.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2026. Produced for Northwood. REF: 1469637



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

