



LANG TOWN
& COUNTRY

40 Echo Crescent, Manadon Park, Plymouth, Devon, PL5 3UQ



Price £180,000

Set within the popular and well-connected residential location of Manadon Park, this beautifully presented first floor freehold coach house offers an excellent opportunity for first-time buyers, downsizers or investors alike. Being sold chain free, the property combines spacious accommodation with practical living and a convenient setting close to local amenities and sought-after schools.

The accommodation opens into a welcoming hallway which provides access to all principal rooms. At the heart of the home is an impressive open-plan lounge, kitchen and dining area measuring over 18ft, creating a bright and sociable living space ideal for both relaxing and entertaining. The modern kitchen is thoughtfully arranged with ample workspace and storage, while the generous lounge area enjoys plenty of natural light.

There are two well-proportioned bedrooms, including a spacious master bedroom benefitting from its own en-suite shower room, while the second bedroom offers flexibility for guests, children or home working. A separate family bathroom completes the internal accommodation.

Externally, the property further benefits from a garage with an additional allocated parking space directly in front, providing excellent convenience for homeowners and visitors alike. Residents also enjoy access to attractive and well-maintained communal gardens, adding to the appeal of this charming home. There is a communal bin store located at the rear of the property within the parking area.

Ideally positioned for easy commuting and everyday convenience, the property is within close reach of Crownhill Village, offering a range of local amenities, shops and services, together with access to well-regarded schools nearby including both primary and secondary.

Early viewing is highly recommended to fully appreciate the space, location and lifestyle this superb coach house has to offer.

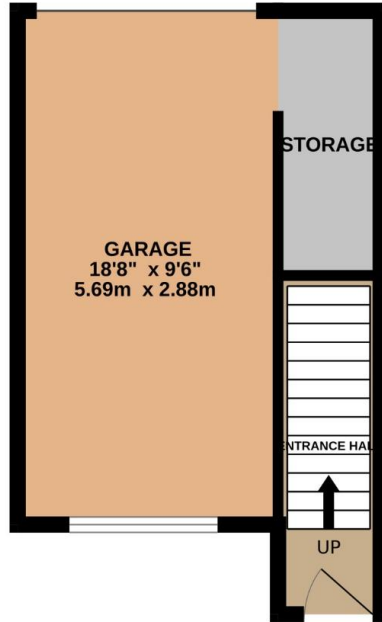
We understand there is an estate charge of approximately £537.28 and ground rent of £40 per annum.

To view this property call Lang Town & Country Estate Agents on **01752 256000**

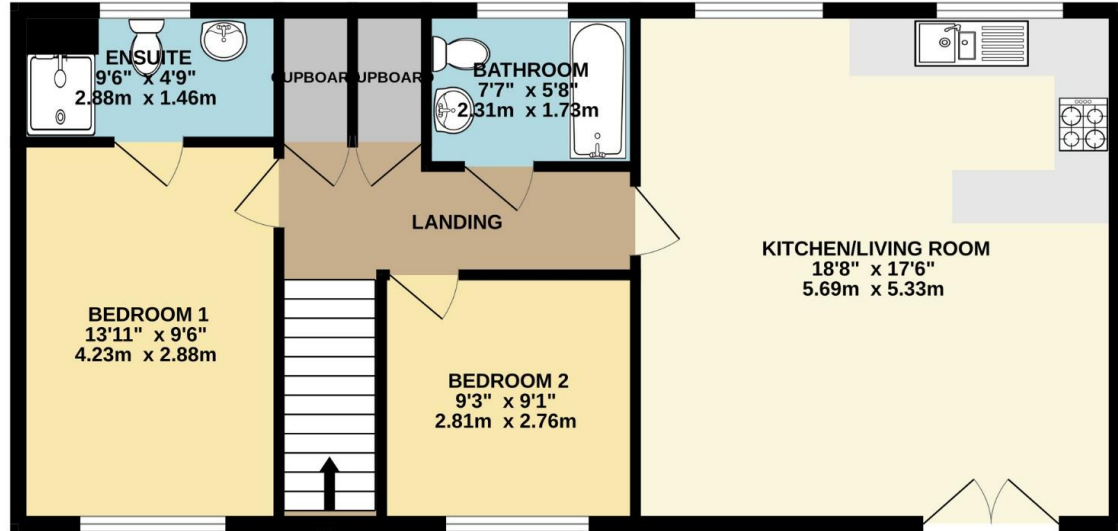




GROUND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



FIRST FLOOR
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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