Pym Valley Meadows, Leigham Manor Drive, Plymouth

£250,000

Plymouth

A beautifully presented three bedroom fully residential detached park home situated in this secure gated community within this scenic setting of Plym Valley Meadows. The living accommodation which is well presented throughout in tasteful neutral colours comprises Entrance hall with built in storage, L shaped dual aspect living room with double doors opening on to the decked sun terrace, spacious kitchen with integrated appliances, family bathroom and three bedrooms. Bedroom one has the benefit of an en suite shower room.

Externally the property stands on a low maintenance level plot which incorporates artificial lawned front garden with adjacent paved driveway providing parking for approximately two/three cars leading to a paved side and rear garden; with a raised timber deck/sun terrace. The property benefits from PVCu double glazing and gas central heating and is being offered to the market with no onward chain. An internal viewing is highly recommended to truly appreciate this wonderful property.

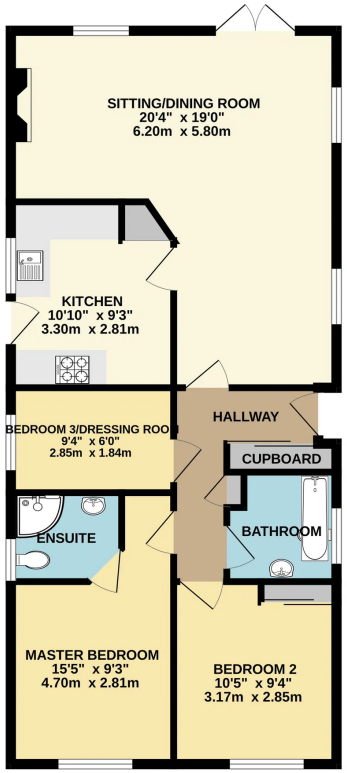
RIVERSIDE PARK

Riverside is a quiet, secluded countryside park located within a valley boarded by the River Plym and ancient woodland, open all year round with easy access to the A38 and Marshmills retail park and local superstore. Plym Valley Meadow is an exclusively over 50's gated community of twenty two fully residential park homes which also benefit from the free seasonal use of the parks outdoor swimming pool, restaurant and bar.

OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2025/2026 is £1550.28 (by internet enquiry with Plymouth City Council). These details are subject to change. A service charge of £200 pcm.

GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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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Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.

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ACCOMMODATION
Reference made to any fixture, fittings, appliances or any of the
building services does not imply that they are in working order or
have been tested by us. Purchasers should establish the suitability
and working condition of these items and services themselves.

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