







### Property Description

Welcoming to the market is the exciting opportunity to acquire this well-presented three bedroom mid-terrace family home, situated in a popular residential location. Benefiting from three bedrooms, lounge, kitchen/diner, shower room, W.C., front & rear garden and on-street parking.

Located in the popular location of Southway, close to a host of local amenities, well-regarded schools and Derriford Hospital.

As you enter this property, you are welcomed with a spacious kitchen/diner with beautiful matching wall and base units, a light and airy lounge with double sliding glass doors to a well-maintained, low-maintenance rear garden.

Continuing the good condition of this home, on the first floor you will find two double bedrooms with the primary bedroom benefiting from built-in wardrobes with mirrored sliding doors, a further good-sized single bedroom and a shower room comprising walk-in shower and hand basin with a separate W.C.

Externally, this property offers a well-maintained, low-maintenance front & rear garden, perfect for socialising and enjoying in the summer months and on-street parking.

This property is the perfect opportunity for a first-time buyer or growing family, appealing to a wide range of buyers.

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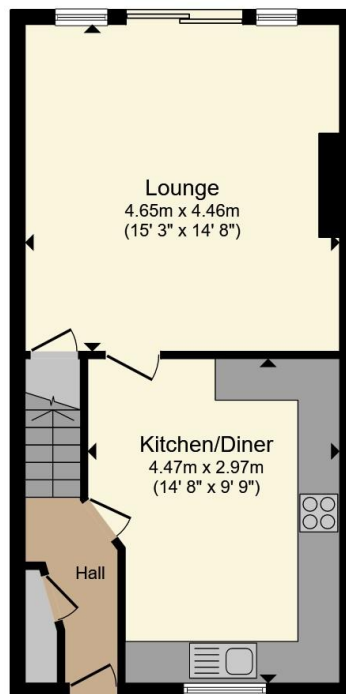




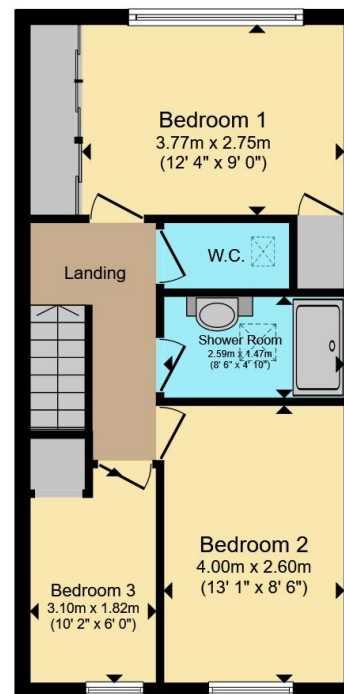








**Ground Floor**



**First Floor**

Total floor area 85.7 m<sup>2</sup> (923 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313049](http://connells.co.uk/Property/PLH313049)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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