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£290,000 FREEHOLD

A spacious and well-presented, three bedroom end-terraced family home, arranged over three levels, garage & shared driveway and impressive south-facing rear garden.

ASHFORD CRESCENT, MANNAMEAD, PLYMOUTH

**Council tax band - B
EPC - D**



PROPERTY DETAILS

A spacious and well-presented three-bedroom end-terraced family home, boasting an impressive south-facing rear garden enjoying extensive views, garage and shared driveway. Ideally situated in the sought-after Mannamead area, the property is perfectly positioned close to highly regarded schools, local amenities and excellent transport links. The accommodation comprises a welcoming entrance hallway, a spacious lounge and a separate office/study, ideal for those working from home. On the lower ground floor, a generous kitchen/dining room enjoys direct access to the superb south-facing rear garden, creating an ideal space for family life and entertaining. This level also benefits from a utility area, shower room and access to a useful cellar with electric light connected. The first floor offers three well-proportioned bedrooms, two of which are generous doubles, together with a modern fitted family bathroom. Further benefits include full double glazing and gas central heating.

Opaque UPVC double glazed door and matching side screen to;

ENTRANCE HALL

Panelled radiator, staircase to first and lower ground floors, door to;

LOUNGE

20'3 x 10'8 (6.2m x 3.3m)

A dual aspect room with UPVC windows to front and rear elevations, two panelled radiators, coving to ceiling, door to;

STUDY/OFFICE

8'8 x 6'5 (2.7m x 2m)

A dual aspect room with UPVC double glazed window to rear elevation and further double glazed door with steps leading to the driveway, panelled radiator, large built-in storage cupboard under stairs.

LOWER GROUND FLOOR

Further built-in storage cupboard under stairs giving access to a useful cellar storage area with electric light connected.

HALLWAY

Door to kitchen, utility area with plumbing for a washing machine and housing a wall mounted Worcester gas boiler providing hot water and central heating and further door to;

SHOWER ROOM

Glazed and tiled shower cubicle with electric shower, wash hand basin, low level WC, part-tiled walls, extractor fan, opaque UPVC double glazed window to side elevation.

KITCHEN/DINING ROOM

21'3 x 8'5 (6.5m x 2.6m)

The kitchen area comprises of an excellent range of oak base and eye level storage cupboards with granite effect worktops, inset single bowl single drainer stainless steel sink unit with adjacent recess with plumbing for a dishwasher, integrated double oven and 4 burner gas hob with extractor canopy over, space for an upright fridge freezer, panelled radiator to dining area, UPVC

double glazed French doors providing access to the south-facing rear garden, further double glazed door providing access to the garden on the side elevation.

FIRST FLOOR

LANDING

Access to a boarded and insulated loft space, doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

12'7 x 10'4 (3.9m x 3.2m)

Fitted full length wardrobe unit with sliding doors, panelled radiator, coving to ceiling, UPVC double glazed bay window to front elevation.

BEDROOM TWO

13'4 x 8'8 (4.1m x 2.7m)

Panelled radiator, UPVC double glazed window to rear elevation enjoying extensive views across Plymouth and the south-facing garden.

BEDROOM THREE

7'2 x 6'8 (2.2m x 2.1m)

Panelled radiator, fitted double wardrobe with sliding doors, UPVC double glazed window to front elevation.

BATHROOM

6'2 x 5'2 (1.9m x 1.6m)

Modern white suite comprising panelled bath with mixer tap and shower attachment, pedestal basin, low level WC, ceramic tiled walls, extractor fan, heated towel rail, ceramic tiled flooring, opaque UPVC double glazed window to rear elevation.

OUTSIDE

The gardens are situated both to the front and rear of the property. The front comprising of a gravelled garden with raised flowerbeds and pathway leading to the front door. To the side of the property is shared driveway, providing access to a garage, with a wrought iron gate which in turn provides access to the rear garden. The rear garden enjoys a southerly aspect, being a particularly good size and terraced. Comprising a paved patio area on the top level with steps leading to a further lower patio and adjacent lawn. Additional steps lead to a lawned area, corner vegetable patch and useful timber garden shed. The rear garden is enclosed, and offers a good deal of privacy and seclusion.

GARAGE

Single with an up and over door, power and light connected. UPVC double glazed window to rear elevation.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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