



# Falcon

01752 600444

## 18 Carnock Road

Plymouth, PL2 3SG

Guide Price £290,000-£300,000







## In Brief

### A spacious 1950s family home in a prime area with superb access links

**Reception Rooms**    Lovely living room with separate dining room

**Bedrooms**    Three good sized bedrooms

**Heating**    gas central heating ( new boiler 2025 )

**Parking**    Driveway parking plus garage.

**Area**    944 sq ft

**Council Tax**    C

**Tenure**    Leasehold

## Description

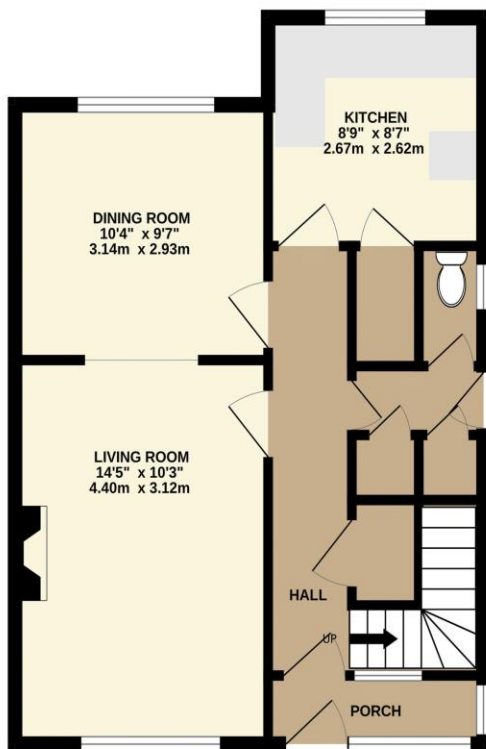
Located within this exceptional and well-established residential area is this attractive 1950s-style three bedroom semi-detached family home. The property is approached via a generous frontage providing off-road parking for multiple vehicles, together with a driveway leading to a detached single garage. The accommodation begins with a welcoming reception hallway, from which there is access to a bright and sunny living room that opens into a separate dining room, creating an ideal space for both everyday family living and entertaining. The kitchen is fitted with a modern range of units and enjoys a pleasant outlook over the rear garden through a large picture window. A convenient downstairs WC completes the ground floor. To the first floor, a light and airy landing leads to three well-proportioned bedrooms, along with a stylish, recently fitted bathroom featuring a bath with mixer shower over. There is also the benefit of a separate WC. The property benefits from gas central heating via a newly installed boiler (2025) and uPVC double glazing throughout. Externally, the rear garden is a real feature, offering a generous, level lawn and patio area, all well enclosed by walling and ideal for families and outdoor entertaining. The location is particularly convenient, with Plymouth's Central Park and the Life Centre leisure complex within easy reach. Excellent transport links are close by via Manadon Roundabout, providing straightforward access to the A38, Derriford Hospital and the wider city. This is a fantastic opportunity to acquire a well-located family home in a highly regarded area.

**Need A Mortgage?**

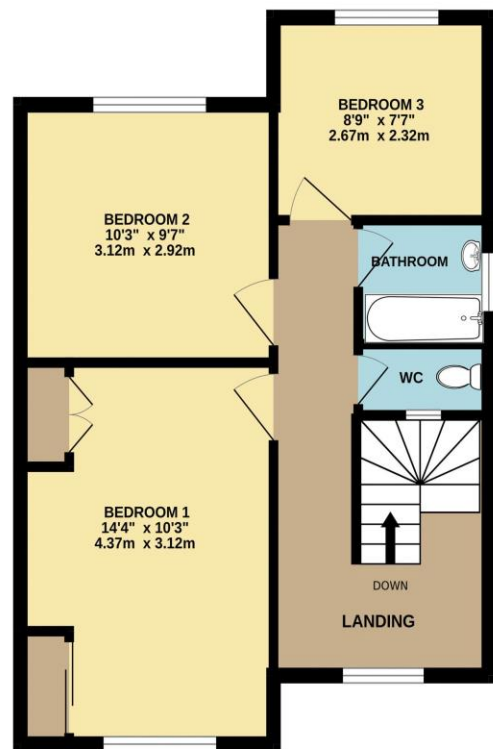
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ours is only £195 paid when you move!**

## Floor Plans

GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.  
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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

