



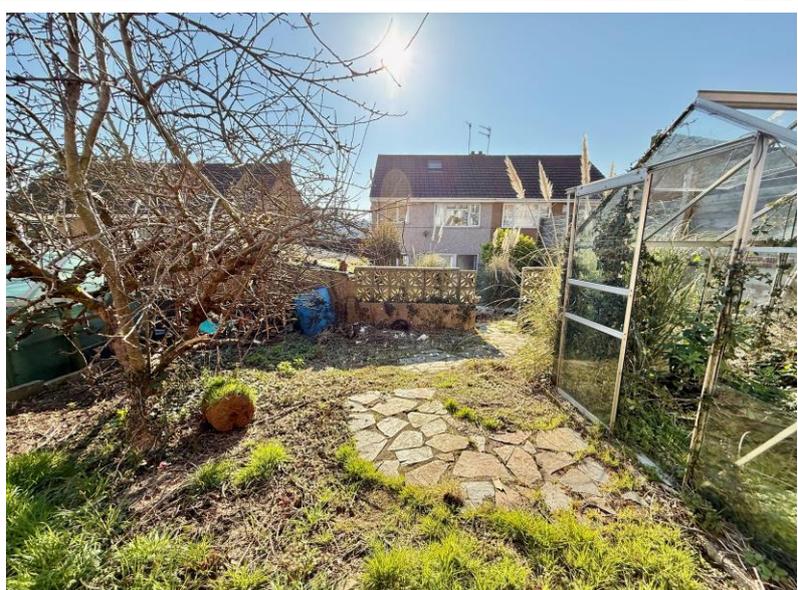
Falcon

01752 600444

8 Elm Crescent

Plymouth, PL3 5AF

£200,000





In Brief

Sunny 3 Bed Semi in Prime Mannamead Spot with Garden & Huge Potential

Reception Rooms Two reception rooms

Bedrooms Three bedrooms

Heating Gas central heating

Area 783 sq ft

Tenure Freehold

Parking Shared driveway and Garage

Council Tax C

Description

NO CHAIN ! Located in the highly regarded residential area of Mannamead, this three-bedroom semi-detached family home enjoys an elevated position with a nice open and sunny outlook to the front. approximately built in the 1970s, the property offers well-proportioned accommodation throughout and presents an excellent opportunity for a buyer to modernise and create a superb long-term family home tailored to their own tastes. An entrance hallway leads into a spacious and light-filled living room, benefiting from its sunny aspect. An archway opens through to a separate dining room, providing a great layout for both everyday living and entertaining. The kitchen is fitted with a range of modern-style units and offers access to the side of the property. On the first floor there are three bedrooms, including two generous doubles and a single, along with a family bathroom featuring a corner bath. The property benefits from gas central heating and uPVC double glazing. Externally, the rear garden is a particular feature. It is arranged over two levels, starting with an enclosed patio area, with steps leading up to a lawned garden and continuing to a further section of lawn. The overall plot is a good size and enjoys plenty of sunshine throughout the day, making it ideal for families and outdoor enjoyment. Situated in a popular and convenient location, the property is close to the wide range of shops and amenities on Mutley Plain, as well as a number of well-regarded local schools. Offering great potential and a fantastic setting, this property represents an ideal opportunity for a family looking to put their own stamp on a home in one of Plymouth's most desirable areas.

Need A Mortgage?

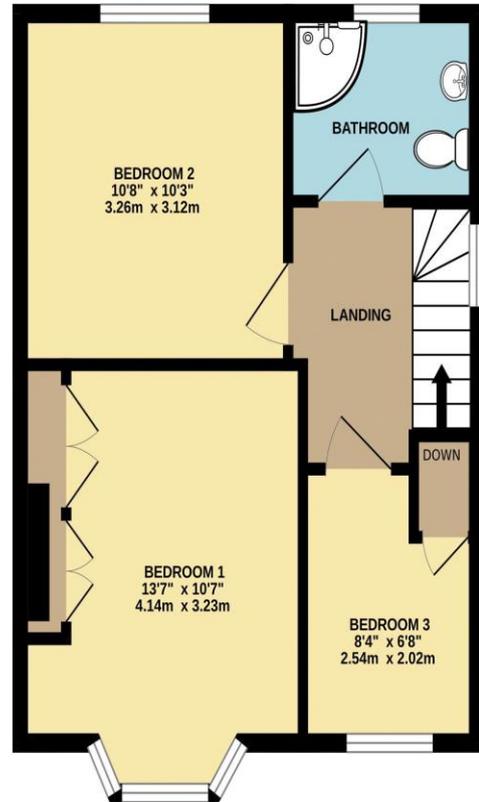
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.8 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

