



# Falcon

01752 600444

## 17 Temeraire Road

Manadon, Plymouth, PL5 3UA

£260,000







## In Brief

### Fabulous 3-Bedroom Semi-Detached Modern Home Overlooking a Delightful Green

**Reception Rooms** Large living room / dining room

**Bedrooms** Three bedrooms

**Heating** Gas central heating

**Area** 740 sq ft

**Tenure** Freehold

**Parking** Garage plus on street

**Council Tax** C

## Description

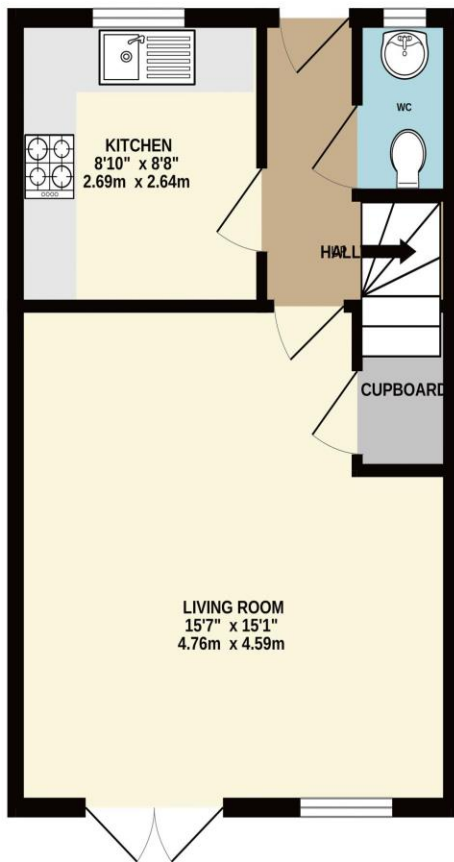
Located in a highly sought-after area and tucked away in a charming crescent of homes, this beautifully presented three-bedroom semi-detached house offers stylish, contemporary living in a peaceful setting. With its enviable position overlooking a lovely small green, the property provides a rare blend of tranquillity and convenience. As you enter, you're welcomed by a spacious hallway with access to a convenient downstairs W/C. The heart of the home is a sleek, well-appointed kitchen featuring modern cabinetry, an integrated gas hob with electric oven below, as well as a built-in washing machine and fridge—perfectly designed for modern living. The generously sized living/dining room enjoys a bright southerly aspect, with French doors opening directly onto the garden—ideal for entertaining or relaxing in the sun. Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a contemporary family bathroom. The main bedroom benefits from a stylish en-suite shower room, offering added comfort and privacy. Outside, the rear garden is a real surprise—exceptionally spacious and mostly laid to lawn, with a generous patio and seating area that's perfect for outdoor dining or family playtime. To the front, the property includes a garage located just to the left of the front door, beneath a neighbouring coach house, providing convenient and secure parking or storage. Ideally positioned close to excellent local amenities and well-regarded schools such as Manadon Vale Primary School, this is a perfect family home in a fantastic location. Offered to the market with NO ONWARD CHAIN, early viewing is highly recommended.

**Need A Mortgage?**

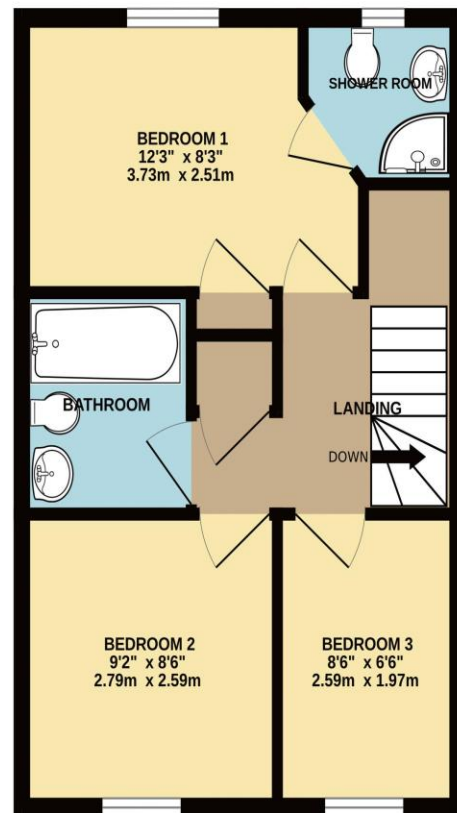
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

## Floor Plans

GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.7 sq.m.) approx.  
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## Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee





We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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