



Falcon

01752 600444

15 Maitland Drive

Hartley Vale, Plymouth, PL3 5RU

Guide Price £300,000 - £310,000





In Brief

Welcome to Your Perfect Family Home! 1930's 3 bed semi Gardens and GARAGE !

Reception Rooms	Large living room and fabulous kitchen / diner	Parking	Garage
Bedrooms	3 bedrooms	Council Tax	C
Heating	Gas central heating		
Area	1215 sq ft (including garage)		
Tenure	Freehold		

Description

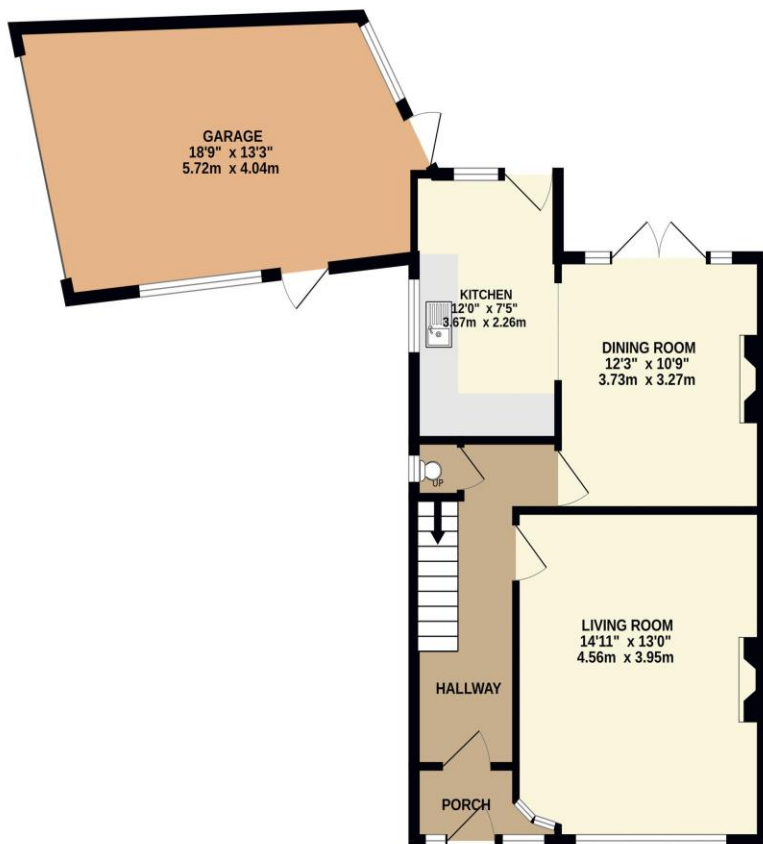
Set in an exceptional and highly sought-after location, just a short stroll from excellent local schools including Manadon Vale Primary, this beautifully cared-for 1930s-style three-bedroom semi-detached home is ready to welcome its next family. From the moment you arrive, you'll notice the home's standout position on a generous corner plot, offering both space and great curb appeal. Step inside to a bright entrance hallway that leads to a spacious living room, perfect for cosy family evenings. The corner plot opens up all sorts of possibilities for extensions subject to the usual planning requirements. The heart of the home is the fabulous open-plan feel to the kitchen and dining area, thoughtfully designed with a stylish range of units and integrated appliances—ideal for both family meals and entertaining. Double doors open out onto the sunny rear garden, creating a wonderful indoor-outdoor flow. Upstairs, you'll find three well-proportioned bedrooms and a recently fitted contemporary bathroom, complete with a bath and separate shower—perfect for busy mornings and relaxing evenings alike. These properties also offer the huge possibility of converting the attics to offer additional accommodation. Outside, there are gardens on three sides, enclosed by stylish walling. The rear garden is particularly private and sun-soaked, with a lovely patio area just waiting for summer barbecues and family gatherings. The property also comes with a larger than average Garage that is attached to the rear corner of the house. The garage measures 18'9 x 13'3 and has an electrically operated roller door. there is a driveway in front of the garage. With gas central heating, UPVC double glazing, and a location that's second to none, this really is a fantastic family home that offers comfort, style, and practicality all in one. Don't miss your chance to make it yours!

Need A Mortgage?

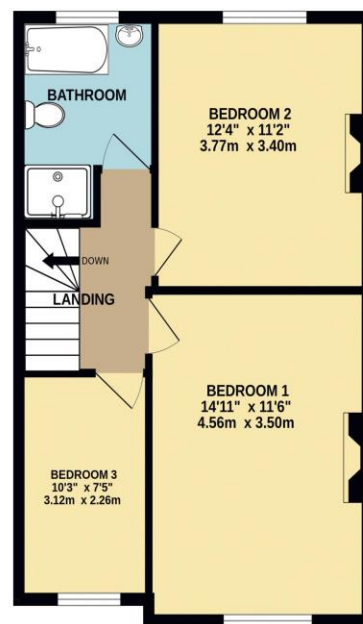
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.8 sq.m.) approx.
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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.

