



Falcon

01752 600444

22 The Lawns

Manadon, Plymouth, PL5 3AD

Guide Price £240,000 - £250,000





In Brief

A fabulous 3 bedroomed home, style, comfort and location wrapped into one!

Reception Rooms	Large living room and kitchen / diner	Parking	Driveway and garage
Bedrooms	3 bedrooms	Council Tax	C
Heating	Gas central heating		
Area	1120 sq ft		
Tenure	Freehold		

Description

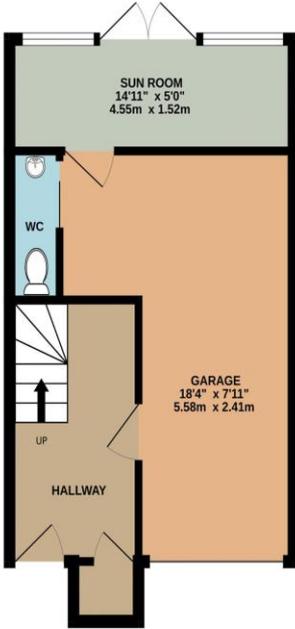
Set within an exceptional and highly sought-after location, this super-stylish three-bedroom terraced home forms part of an exclusive and individual development dating back to the 1960s. Enjoying an enviable position overlooking a generous open area to the front, the property offers a wonderful sense of space and safety—ideal for families, with children able to play freely. A private driveway leads to the integral garage, providing convenient off-road parking. Upon entering the welcoming hallway, there is internal access to the garage, which extends to a useful utility area at the rear. Beyond this lies a delightful conservatory, perfectly positioned to enjoy a sunny aspect—an ideal space for relaxing, hobbies, or entertaining. The first-floor landing opens into a spacious and beautifully presented kitchen/diner, fitted with stylish modern units and incorporating a built-in oven and hob. This bright and sociable space also features an attractive open-plan staircase rising to the bedroom level. To the rear of the property, the lovely living room enjoys large southerly facing windows that flood the room with natural light and offer far-reaching views over neighbouring rooftops towards Cornwall in the distance. On the upper floor, there are three well-proportioned bedrooms, with the two rear rooms benefiting from the finest outlook. A modern fitted family bathroom completes the accommodation. The home further benefits from gas central heating and uPVC double glazing throughout. Outside, the enclosed rear garden is mainly laid to lawn and enjoys a fabulous

Need A Mortgage?

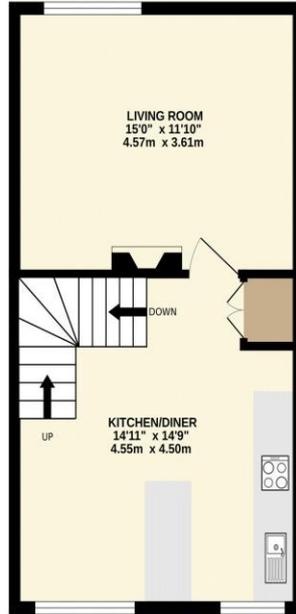
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Floor Plans

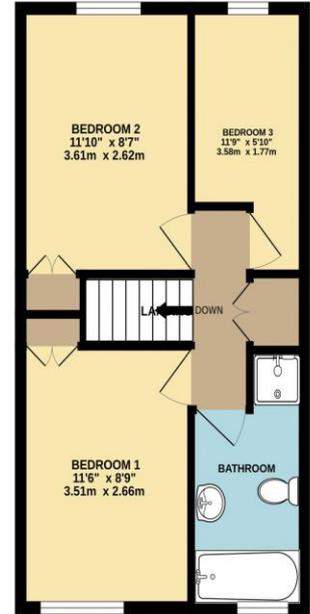
GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 sq.m.) approx.
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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+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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