



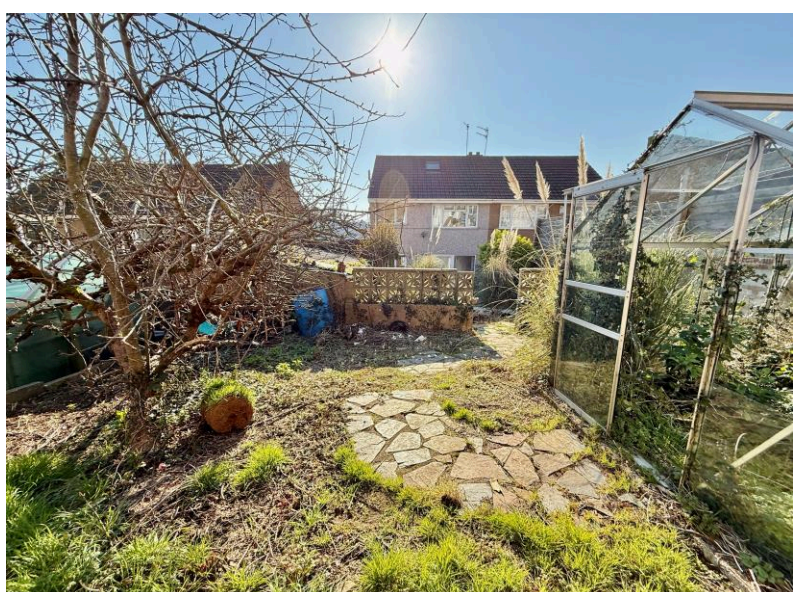
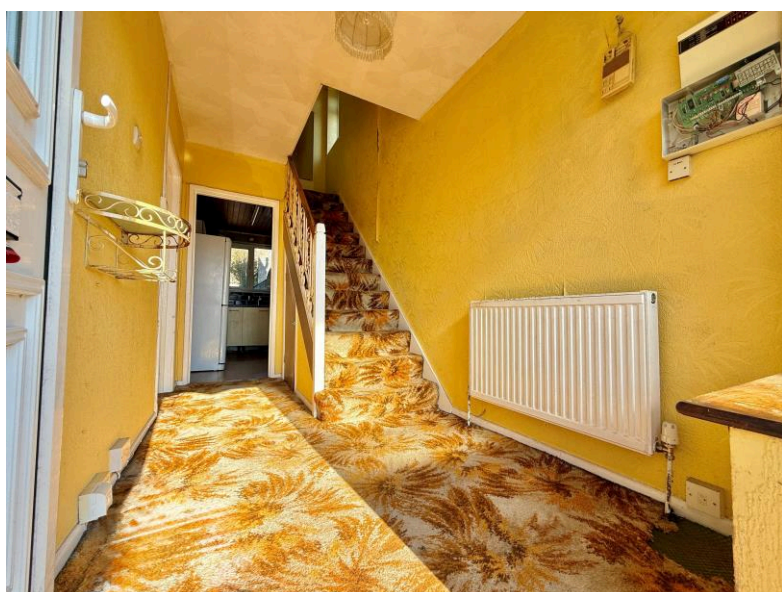
Falcon

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?

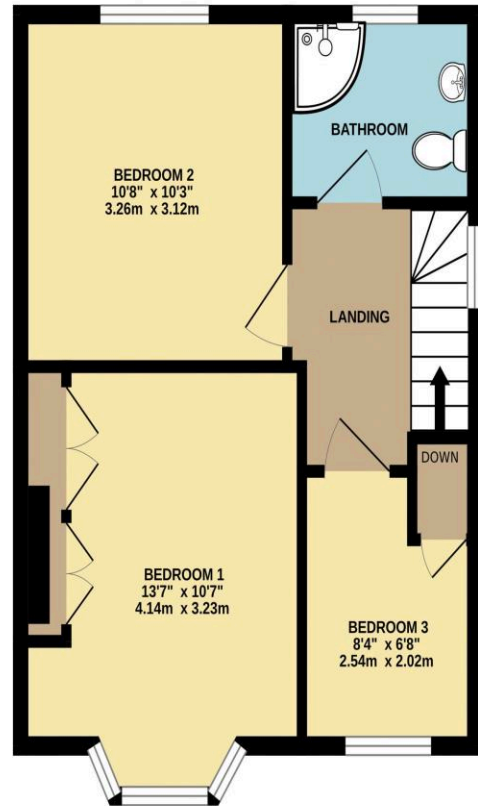
Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!

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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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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

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		
(69-80)	C		
(55-68)	D	63	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

