



Falcon

01752 600444

14 Elm Crescent

Mannamead, Plymouth, PL3 5AF

£220,000





In Brief

Spacious 3 Bed Semi in Prime Mannamead with Large Sunny Garden & Potential

Reception Rooms	Large living room with separate dining room	Parking	Driveway and Garage
Bedrooms	3 bedrooms	Council Tax	C
Heating	Gas central heating		
Area	780 sq ft		
Tenure	Freehold		

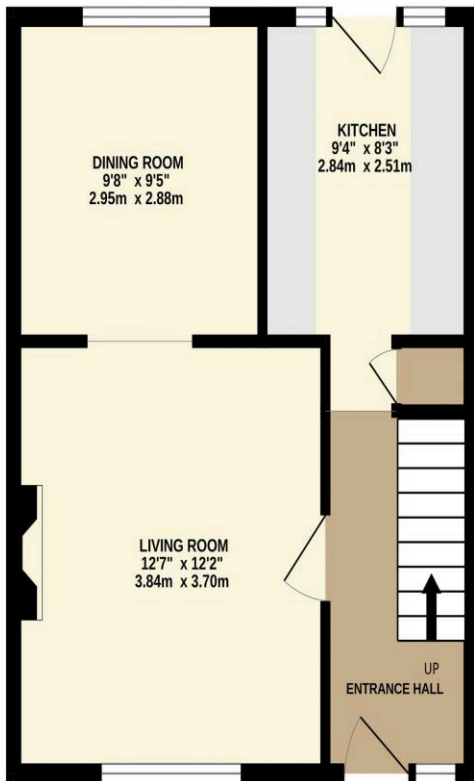
Description

Located in the highly sought-after residential area of Mannamead, a location that consistently proves popular with families, this three-bedroom semi-detached home offers generous accommodation and excellent potential to create a superb long-term family property. While the property would now benefit from a degree of updating and redecoration, it provides well-proportioned living space throughout and occupies a particularly generous plot. An entrance hallway leads into a spacious living room, which features an archway opening into a separate dining room positioned to the rear, overlooking the garden — an ideal layout for both everyday living and entertaining. The kitchen is fitted with a modern range of units, including an integrated oven and hob, and provides direct access out to the rear garden. On the first floor there are three bedrooms along with a stylish, modern fitted family shower room. The property benefits from gas central heating and uPVC double glazing. Externally, the home stands on a larger-than-average plot which widens towards the rear, creating a particularly impressive family garden. The garden has been thoughtfully landscaped by previous owners and includes patio and decked seating areas, offering plenty of space for outdoor dining and relaxation. A summer house sits at the far end, and the garden as a whole enjoys a good degree of sunshine. There is a driveway leading to the single garage (17 x 8'7) The location is a key feature, with a range of well-regarded schools nearby, easy access to the amenities of Mutley Plain, and convenient links into Plymouth city centre. This is a fantastic opportunity to acquire a home in one of Plymouth's most desirable areas, with the scope to personalise and add value.

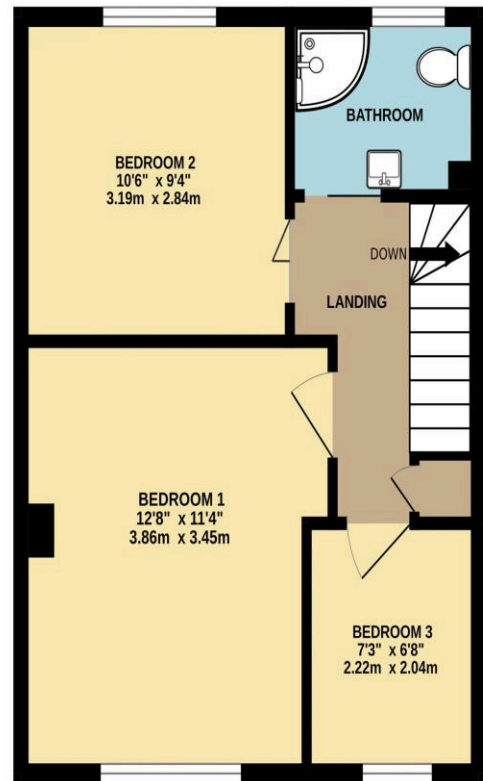
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GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.4 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

