



# Falcon

01752 600444

## 13 Manor Road

Plymstock, Plymouth, PL9 7DP

Guide Price £280,000 - £290,000





## In Brief

### Stylish 1940s Home with Stunning Extension & South-West Facing Entertaining Garden

<b>Reception Rooms</b>	Gorgeous living room and fabulous dining room extension.	<b>Parking</b>	Off road parking on double driveway.
<b>Bedrooms</b>	2 double bedrooms	<b>Council Tax</b>	C
<b>Heating</b>	Gas central heating		
<b>Area</b>	836 sq ft		
<b>Tenure</b>	Freehold		

## Description

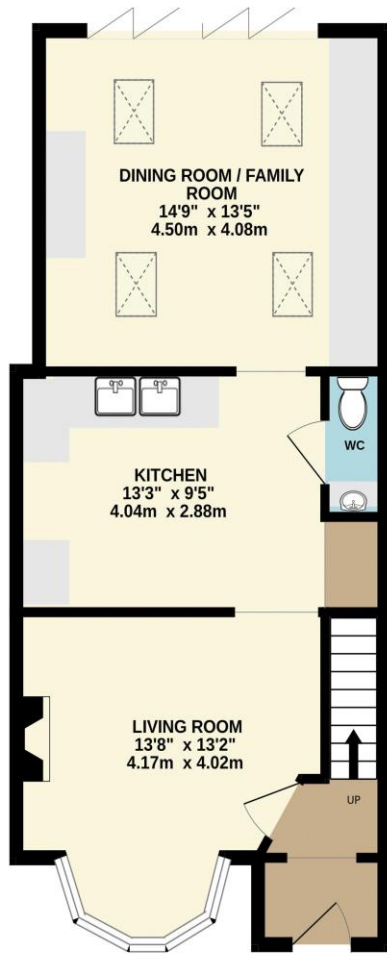
Located in one of Plymstock's most sought-after established residential areas, within easy reach of both Pomphlett Primary School and Plymstock School, is this beautifully presented and thoughtfully extended 1940s semi-detached home. From the moment you arrive, the property impresses with its generous double driveway and attractive kerb appeal. Inside, the welcoming entrance hall leads to a stunning bay-fronted living room, complete with a fitted woodburner creating a cosy focal point. The stylish kitchen is fitted with an excellent range of contemporary units, wood block work surfaces, integral fridge freezer and dishwasher, along with clever carousel corner storage. Opening seamlessly into the superb rear extension, this wonderful space provides the perfect dining/family room with skylight windows, bespoke storage and bi-fold doors leading out to the garden. Upstairs are two generous double bedrooms and a sleek modern shower room. Similar homes nearby have successfully reconfigured the first floor to create a third bedroom, offering exciting future potential. Further benefits include gas central heating and uPVC double glazing. The south-westerly facing rear garden is a true highlight — beautifully landscaped with raised beds, artificial lawn and an exceptional covered entertaining area complete with outdoor cooking space and a wood-fired Aga, perfect for year-round entertaining. Please note that this property is owned by an employee of Falcon Property.

Need A Mortgage?

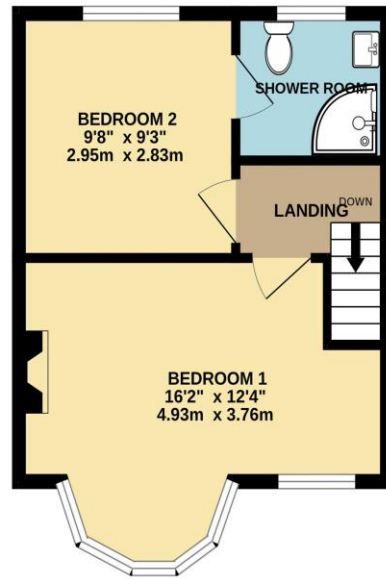
Don't pay more than you need to for your mortgage advice: ours is only £195 paid when you move!

# Floor Plans

GROUND FLOOR  
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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