



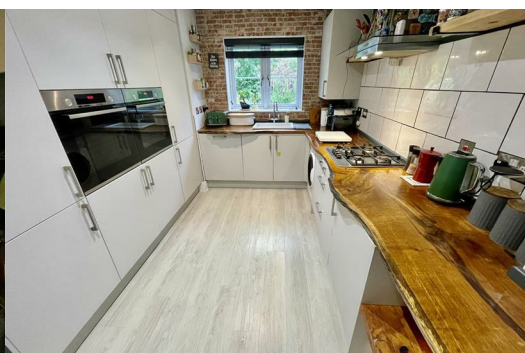
37 Montrose Way

Manadon, Plymouth, PL5 3FP

£315,000



A 5 years old modern mid-terraced house built by Burrington Estates to a quality specification. Upgraded & improved now providing a characterful & well presented energy efficient home. The property on the ground floor comprises a downstairs wc, open-plan living room incorporating generous-sized lounge/dining room with French doors to rear garden, open-plan to the modern fitted integrated kitchen to the front with oak hardwood work surfaces & quality integrated appliances with a cupboard housing the Vaillant gas fired boiler. At first floor level a landing with large airing cupboard, access to 3 good-sized bedrooms, well appointed bathroom/wc, master bedroom with built-in wardrobe & en-suite shower room. To the rear a delightful enclosed mature rear garden & useful garden shed with power. The property has the benefit of 2 private side by side car parking spaces immediately in front & useful privately owned pathway providing rear access.



MONTROSE WAY, MANADON, PLYMOUTH, PL5 3FP

LOCATION

Found in this relatively quiet tucked away end of cul-de-sac position in the new part of Manadon Park at Montrose Way. Here with woods on your doorstep opposite & a variety of other services & amenities found close by.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 10'3 x 3'7 overall (3.12m x 1.09m overall)

Storage cupboard housing meters.

CLOAKROOM/WC 6'5 x 3'5 (1.96m x 1.04m)

White modern suite with wc & wash hand basin.

LIVING ROOM 29'9 x 16'5 overall (9.07m x 5.00m overall)

LOUNGE/DINING ROOM 19'2 x 16'5 (5.84m x 5.00m)

French doors & window overlooking & opening to the rear.

KITCHEN 10'3 x 8'10 (3.12m x 2.69m)

Window to the front. Quality modern fitted integrated kitchen with upright fridge/freezer, 2 Bosch ovens, dishwasher, sink & Bosch 4 ring gas hob. A cupboard housing the Vaillant ECO FIT boiler servicing the central heating & domestic hot water.

FIRST FLOOR

LANDING 12'11 x 7'2 overall (3.94m x 2.18m overall)

Storage cupboard.

MASTER BEDROOM 12'8 x 9'3 (3.86m x 2.82m)

Window to the front. Built-in wardrobe. Door to;

EN-SUITE SHOWER ROOM 9'3 x 4'8 overall (2.82m x 1.42m overall)

Quality white suite comprising wc, wash hand basin & tiled shower with hand held mixer & over head douche spray.

BEDROOM TWO 13'4 x 9'3 maximum (4.06m x 2.82m maximum)

BEDROOM THREE 11'1 x 7'2 maximum (3.38m x 2.18m maximum)

FAMILY BATHROOM 7' x 6'6 (2.13m x 1.98m)

Quality white suite comprising bath with thermostatic shower over, wash hand basin & close coupled wc.

EXTERNALLY

TWO PRIVATE PARKING SPACES

Immediately in front.

DELIGHTFUL ENCLOSED LOW MAINTENANCE REAR GARDEN

GARDEN SHED WITH ELECTRIC POWER

REAR ACCESS PATHWAY

COUNCIL TAX

Plymouth City Council

Council Tax Band: C

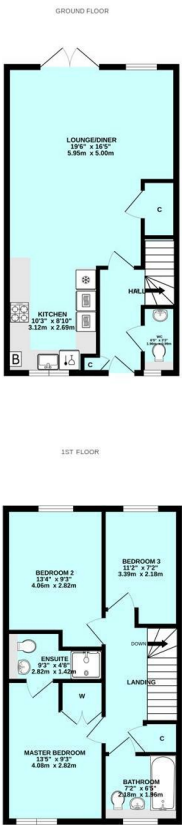
SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.

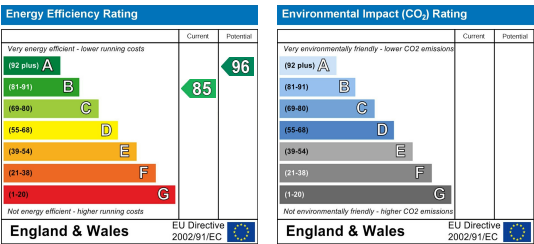
Area Map



Floor Plans



Energy Efficiency Graph



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