

£50,000 for a 40% share

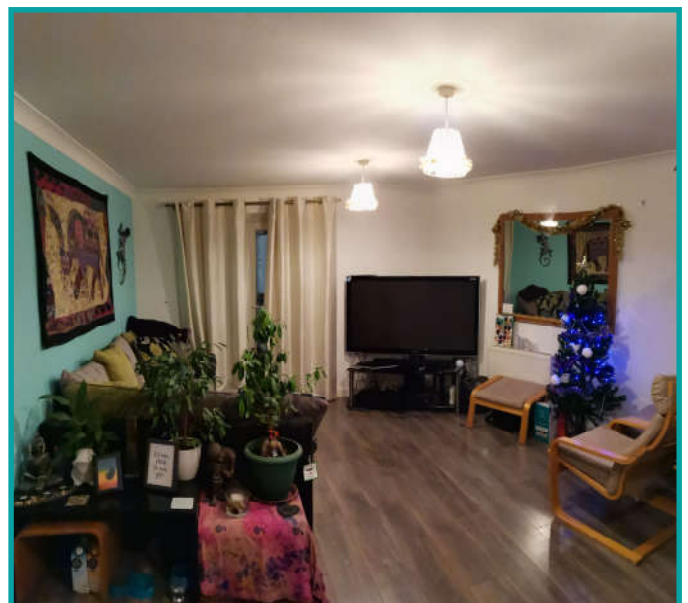


## 34 Tovey Crescent, Manadon, Plymouth, PL5 3US

Situated on the edge of Manadon Park within commuting distance of Plymouth City Centre and with direct access to the A38 dual carriageway, Derriford/Nuffield Hospitals, Tesco Superstore, Crownhill Shopping Village and located within the catchment area for popular schooling.

The ground floor apartment occupies a quiet cul-de-sac location with access to neighbouring open space. The property also benefits from well maintained communal gardens.

Constructed by Barratt homes in 2006 this ground floor apartment consists of a hallway, lounge, kitchen/diner, two double bedrooms and a large family bathroom other benefits include uPVC double glazing, gas central heating (boiler replaced within last 3 years), newly fitted laminate flooring throughout and allocated parking.



EPC - C

## Accommodation Comprises:

**ENTRANCE HALLWAY:** Doors give access to the family bathroom, two bedrooms, living/dining room and separate kitchen. Built in storage cupboards.

**FAMILY BATHROOM:** Matching suite comprising; low level WC with dual flush facility, wash hand basin and bath with wall-mounted shower over (not currently connected).

**BEDROOM ONE:** Window. Radiator.

**BEDROOM TWO:** Window. Radiator.

**LIVING ROOM:** Two windows to front elevation, radiator and television point.

**KITCHEN:** The modern kitchen has a range of wall and base units with complementary roll edge work surfaces and tiled splashbacks. Window to rear elevation. There is a stainless steel sink and drainer unit as well as a built in oven with cooker hood over. Space for appliances including; a fridge/freezer, and plumbing for a washing machine.

**OUTSIDE:** The property has the use of a shared, enclosed, communal garden and benefits from one allocated parking space.

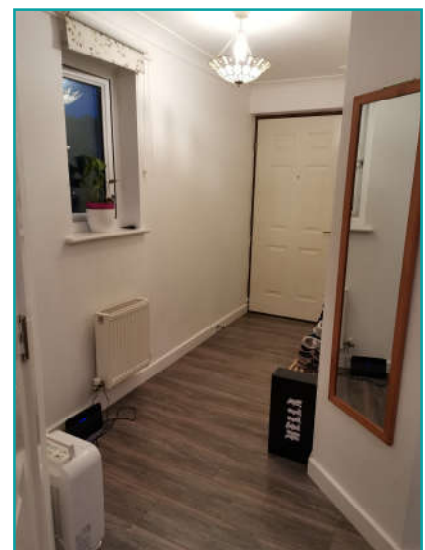
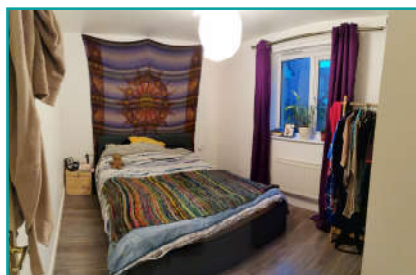
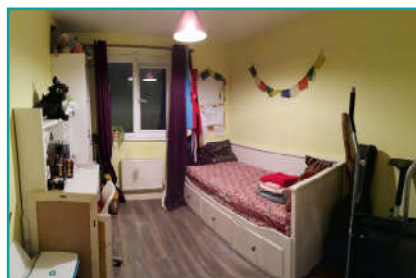


**RENT— £232.65**

**Service Charge—£35.95**

**TOTAL - £268.60**

**To arrange your viewing please call the owner, 07941 137 202  
or email [xiangu12378@outlook.com](mailto:xiangu12378@outlook.com)**



**Please note:** To be eligible to purchase this property you must be pre-registered with the local Homebuy agent. Please see <https://www.helptobuyagent3.org.uk/> for more information for details.

**These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. The information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact.**