



- 📌 A semi detached family home situated in a great locaiton for the town centre and amenities
- 📌 In need of some updating
- 📌 Lounge
- 📌 Kitchen
- 📌 Dining room
- 📌 Ground floor cloakroom
- 📌 Three bedrooms
- 📌 Bathroom and separate WC
- 📌 Enclosed rear garden
- 📌 Single garage and off road parking for a number of vehicles



A uPVC double glazed front door opens into the entrance hallway where there is an obscured double glazed window to the side of the property, night storage heater and doors opening to the lounge, dining room and kitchen. The lounge has a uPVC double glazed window to the front of the property, feature fireplace with electric fire, picture rail and night storage heater. The kitchen is fitted with a range of wall and base level units and drawers with roll edge work surfaces and tiled splash areas. There is space for electric cooker, space and plumbing for washing machine and space for fridge. A uPVC double glazed door opens to the side of the property and there is an internal window to the inner hall. The dining room has a feature fireplace with electric fire, night storage heater, and uPVC double glazed French doors opening to the rear garden. A door opens to the inner hall where there is a night storage heater, uPVC double glazed window to the rear and door to the cloakroom which is fitted with white suite comprising low level WC and wash ahnd basin.

On the first floor and accessed from the landing are doors to the three bedrooms, cloakroom and the family bathroom and hatch to loft. Bedroom one is a double room fitted with a range of built in wardrobes with mirrored sliding doors, picture rail, electric convector heater and a uPVC double glazed window to the front of the property. Bedroom two, also a



double room has a uPVC double glazed window over looking the rear garden, picture rail and a built in cupboard housing the hot water cylinder. Bedroom three has a uPVC double glazed window to the front of the property and picture rail. The family bathroom is part tiled and fitted with white suite comprising panelled bath, glazed shower cubicle with thermostatically controlled shower and pedestal wash hand basin. There is an obscured uPVC double glazed window. The cloakroom is part tiled, has an obscured uPVC double glazed window and fitted low level WC.

Outside of the property and to the front a driveway provides off road parking for several vehicles and access to the single garage. The garage has wooden doors, window to the side and pedestrian door to the rear garden. The rear garden has a raised decked area, lawned area with apple tree, paved patio area and borders stocked with a variety of shrubs and trees.

9 Manor Way is freehold and connected to mains water, drainage and electricity with electric heating.

Council Tax band: D - South Hams District Council.

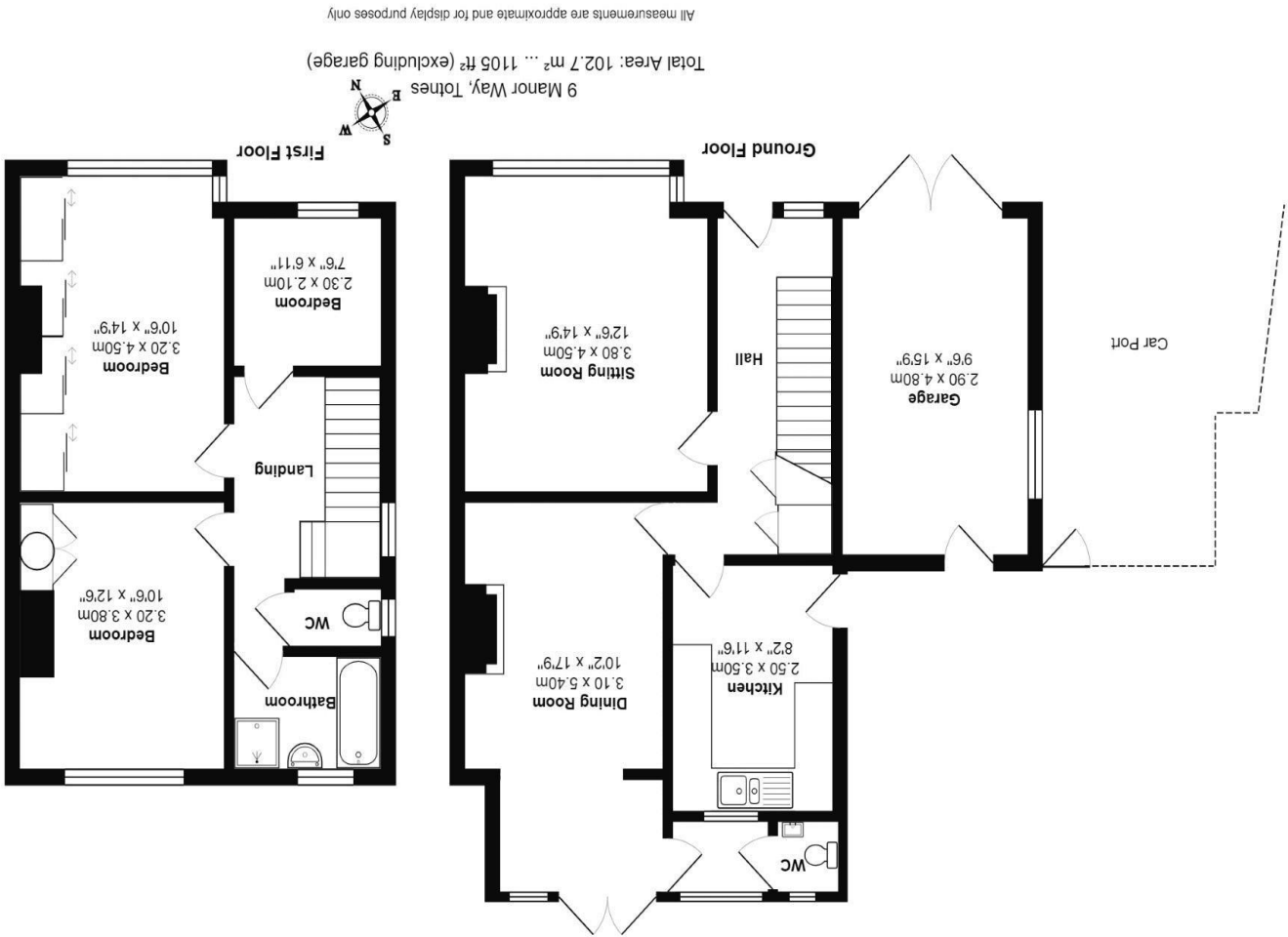




**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



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



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Ref: DWO02458

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Guide Price £500,000

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