

PILKINGTON ESTATES  
PROFESSIONAL PROPERTY CONSULTANTS



## Montrose Way, Plymouth, PL5

**Offers Over: £350,000**

*Freehold*

Set within the Quarters of Manadon park is this stunning three bedroom property. The family home exceeds a buyers expectation in every way and more. Downstairs comprises a spacious entrance hallway which provides access to the downstairs Wc, the stunning open plan kitchen dining room and show-home standard living room. Upstairs, you are spoilt with three well-proportioned bedrooms which have all been decorated to an equally as impressive standard as well as a modern family bathroom. The master bedroom also benefits from a contemporary en suite. To the rear, the property has been recently landscaped by the current owners and is now laid to both artificial grass and patio which provides ample space for outdoor entertaining. This family home is complete with a double driveway to the front. EPC: B.

## Rooms

**Entrance Hall** Tiled flooring, access to downstairs Wc, storage cupboard, stairs leading to landing.

**Downstairs Wc** Tiled flooring, low level Wc, wash hand basin with mixer taps, double glazed window to front aspect.

**Living Room** Carpet flooring, wall mounted radiator, Tv point, double glazed window to rear aspect with patio doors leading to rear garden.

**Kitchen** Tiled flooring, Matching wall & base units, integrated oven with induction hob and extractor fan above, integrated fridge / freezer, integrated dishwasher, double glazed window to front aspect.

**Landing** Carpet flooring, storage cupboard, access to three bedrooms and family bathroom.

**Bedroom One** Carpet flooring, wall mounted radiator, built in wardrobe, access to en suite, double glazed window to front aspect.

**Bedroom Two** Carpet flooring, wall mounted radiator, double glazed window to rear aspect.







**Bedroom Three** Carpet flooring, wall mounted radiator, double glazed window to rear aspect.

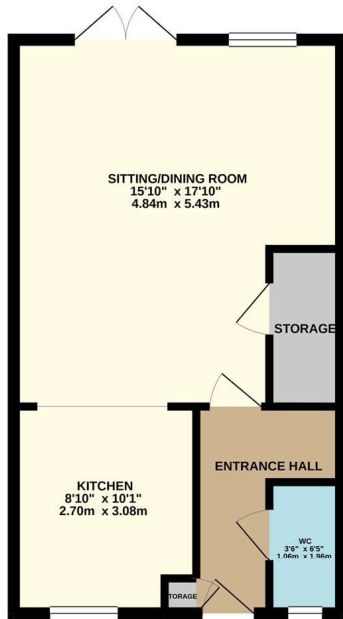
**Bathroom** Tiled flooring, wall mounted towel rail, low level Wc, wash hand basin with mixer taps, bath with mixer taps and shower above, double glazed window to front aspect.

**Exterior** To the front the property benefits from a double driveway. The rear garden provides the perfect outdoor entertaining space and has been re-landscaped by the current owners superbly.

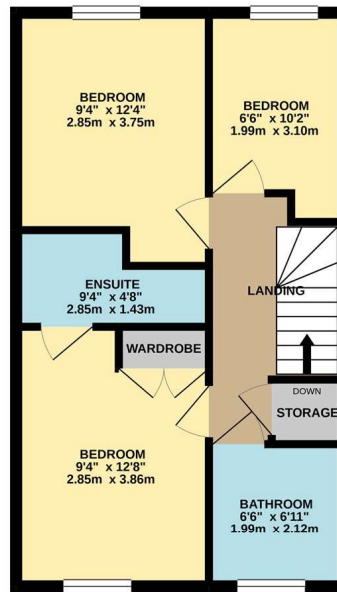
### **Charges**

Council Tax Band:

GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq.ft. (82.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

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#### Disclaimer

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