



Falcon

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17 Plym Valley Meadows

Leigham Manor Drive, Plymouth, PL6 8LL

£225,000





In Brief

Beautiful 3 DOUBLE bedroom detached park home in a Riverside Location.

Reception Rooms Living room and separate Dining room

Bedrooms 3 Bedrooms

Heating Gas Central Heating

Area 800 Sqft

Parking Driveway

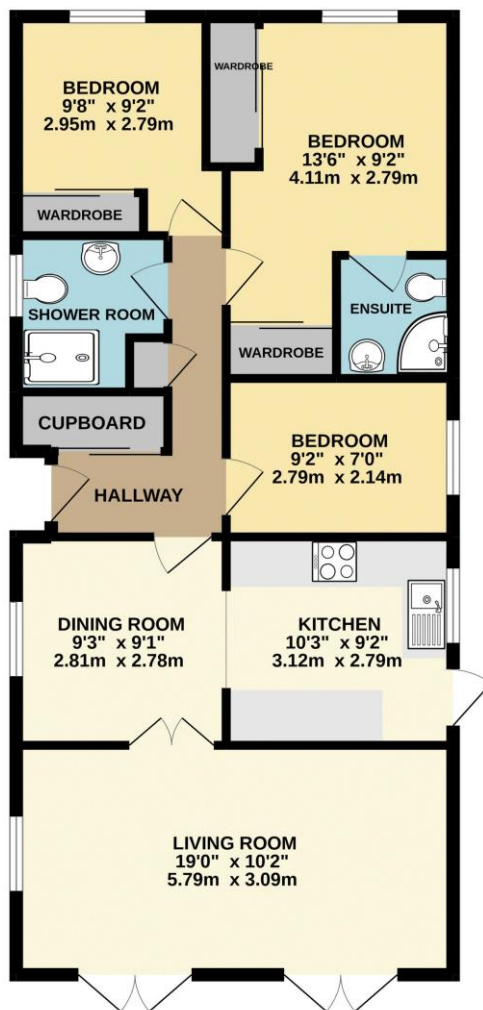
Council Tax A

Description

Located in this beautiful location and set within an exclusive gated complex within Riverside Park is this three-bedroom detached park home. The approach to the property is simply gorgeous, firstly driving down the tree lined road of Leigham Manor Drive with River Plym to the side. Upon entering Riverside Park, you go past the swimming pool and the shop to the gated entrance which leads through to the exclusive development of Plym Valley Meadows. The property is beautiful throughout with modern presentation and a Kitchen which has been upgraded and approximately just over a year old. On entering the property into the main hallway, doors lead off to rooms and there is a useful cupboard in the hallway. To the rear of the property overlooking the rear garden is the living room which is a fantastic space with 2 lots of double doors opening out to the composite decked area of garden. There is also a separate dining room and as mentioned the gorgeous kitchen, fitted approximately a year ago. The kitchen comprises of a selection of base units with work surfaces over, mid-level double oven and integrated fridge/freezer. There are also additional wall mounted units. A door from the kitchen provides access to the side of the property. The property has the benefit of 3 good sized bedrooms with the main bedroom having a fitted wardrobe with mirror fronted sliding doors and access to an en suite shower room fitted with a modern suite including a WC, wash hand basin and a large shower cubicle. Bedroom 2 also benefits from fitted wardrobes again with mirror fronted sliding wardrobe doors, while bedroom 3 is also a really good size. Also, there is an additional shower room which has been modernised by the current owners. The garden is lovely and such a bonus to the property. To the front there is a brick paved driveway with a path leading to the main door into the property. The rear garden benefits of different areas, from the composite decked area to a patio area, while most of the garden is laid to lawn and is a great place to relax and enjoy. Also, within the garden there is a useful storage shed. There is a monthly service/ground rent fee of £157pcm which includes use of the swimming pool and clubhouse situated at Riverside Park. Also, restrictions within the development state all occupants living at the site must be 50 years old and over, plus along with this no children are allowed to live on the site full time. A lovely property perfectly located close to local amenities such as Marsh Mills retail park and the Next Store which is adjacent. Along with this you are just a short distance away from the Plym Valley Heritage Trail. Call now for more information, to arrange a viewing or check out the virtual tour.

Floor Plans

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.
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