



**Asking Price £310,000**

Situated in the popular and well-established residential area of Carnock Road, Manadon, this three-bedroom semi-detached home occupies a larger-than-average plot and offers excellent scope for modernisation and future extension, subject to the necessary planning consents. The property is approached via a paved driveway providing off-road parking and access to a detached garage, with well-stocked front gardens enhancing kerb appeal. Internally, the accommodation is well proportioned and arranged over two floors, offering a practical layout ideal for family living. On the ground floor, the entrance porch leads into a central hallway with staircase rising to the first floor. There is a generous lounge to the front, enjoying ample natural light, and a separate dining room to the rear which connects conveniently to the kitchen. The kitchen provides access to a useful cloakroom/WC and opens out towards the rear garden, creating potential for reconfiguration or extension. Upstairs, the first floor comprises three bedrooms, including a particularly spacious main bedroom, along with a shower room and separate WC, offering flexibility for family use. Externally, the property truly stands out with its substantial rear garden, combining lawn, patio and mature planting—ideal for families, keen gardeners, or those looking to extend. The plot size provides genuine potential to enlarge the accommodation (subject to planning). Offered to the market with no onward chain, this property represents an excellent opportunity to create a long-term family home in a sought-after location, conveniently placed for local amenities, schools, public transport links and easy access to the A38.

Carnock Road, Manadon, PL2 3SG

## Accommodation Comprises

### Ground Floor

#### Porch

Enclosed entrance porch with internal door to hallway.

#### Hallway

Central hallway with stairs to first floor and access to principal ground-floor rooms.

#### Lounge – 4.43m x 3.17m (14`6" x 10`5")

Well-proportioned reception room with front aspect, offering plenty of natural light.

#### Dining Room – 2.99m x 3.17m (9`10" x 10`5")

Rear-facing dining room with direct access to the kitchen, ideal for family meals.

#### Kitchen – 3.00m x 2.69m (9`10" x 8`10")

Fitted kitchen with rear access and scope for redesign or extension.

#### WC / Cloakroom

Ground-floor WC, useful for guests.

#### CPD (Cupboard)

Useful storage space.

### First Floor

**Bedroom 1 – 4.43m x 3.17m (14`6" x 10`5")**  
Generous main bedroom with front aspect.

**Bedroom 2 – 2.99m x 3.17m (9`10" x 10`5")**  
Double bedroom overlooking the rear garden.

**Bedroom 3 – 2.37m x 2.70m (7`9" x 8`10")**  
Ideal as a child's bedroom, home office or nursery.

**Shower Room – 1.76m x 1.68m (5`9" x 5`6")**  
Separate shower room.

#### WC

Separate WC for convenience.

## Viewing Arrangements

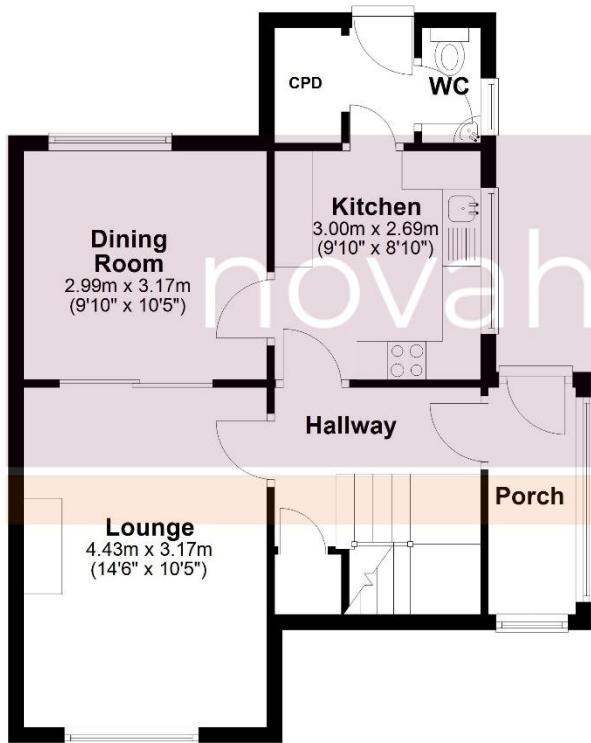
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



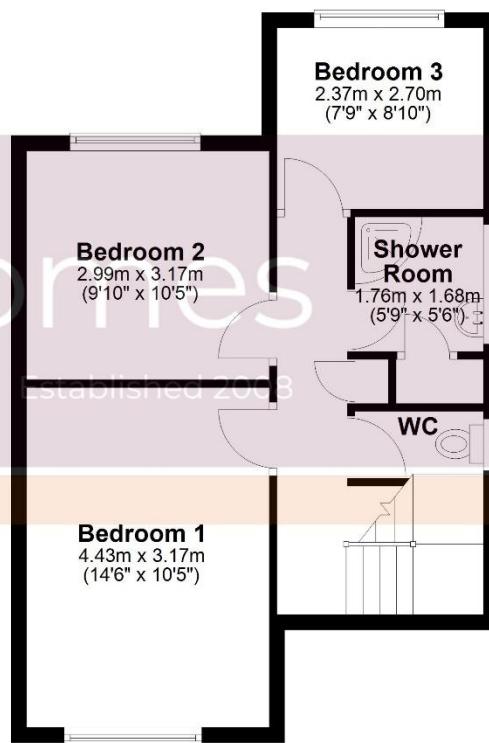




Ground Floor



First Floor



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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