



## Asking Price £260,000

A beautifully presented and modern three-bedroom end of terrace home, built in 2019, offering spacious and well-designed accommodation ideal for first time buyers, young professionals, and growing families. Situated in a popular residential location close to highly regarded primary schools and a range of local amenities, this property combines contemporary living with everyday convenience. The ground floor comprises a welcoming entrance hall, a separate lounge to the front, and a generous kitchen/diner to the rear, complete with integrated appliances and French doors opening onto the garden perfect for both entertaining and family life. A convenient cloakroom completes the ground floor. Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with en-suite shower room, alongside a modern family bathroom finished to a high standard. Externally, the home benefits from a level and enclosed rear garden with patio area and lawn, providing a safe and enjoyable outdoor space. To the rear, there are two allocated parking spaces for added convenience. This is a fantastic opportunity to acquire a stylish, move-in ready home in a sought-after area.

# novahomes

Established 2008

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## Chaucer Way, Manadon, PL5 3EQ

### Entrance Hall

Entering through the front door, you are welcomed into a bright and well-presented entrance hall with smooth plastered walls, ceiling-mounted light point, radiator, and staircase rising to the first floor. Doors lead to the lounge, kitchen/diner, and cloakroom.

### Cloakroom

A modern ground floor cloakroom comprising a low-level WC and pedestal wash hand basin with tiled splashback, radiator, ceiling light point, and uPVC double glazed window allowing natural light.

### Lounge

**(4.42m x 2.92m / 14`6" x 9`7")**

A well-proportioned and comfortable living space positioned to the front of the property, featuring a uPVC double glazed window, radiator, ceiling light point, and ample space for furnishings. Tastefully decorated, this room provides an ideal setting for relaxation.

### Kitchen/Diner

**(3.70m x 5.29m / 12`2" x 17`4")**

A spacious and modern kitchen/dining area fitted with a range of contemporary wall and base units with work surfaces over. Integrated appliances include an electric double oven, four ring gas hob with extractor fan over, and integrated dishwasher. There is space for additional appliances and a dining table. A stainless steel sink with drainer sits beneath a uPVC double glazed window overlooking the garden. The room benefits from multiple ceiling spotlights, radiator, and uPVC double glazed French doors providing direct access to the rear garden, creating an excellent space for both everyday living and entertaining.

### First Floor

#### Landing

With access to all bedrooms and family bathroom, ceiling light point, and loft access.

### Bedroom One

**(3.14m x 2.97m / 10`4" x 9`9")**

A generously sized double bedroom with uPVC double glazed window, radiator, ceiling light point, and door leading to the en-suite shower room.

### En-Suite Shower Room

Modern suite comprising a shower enclosure with glass screen, low-level WC, and wash hand basin. Finished with contemporary tiling, radiator, ceiling light point.

### Bedroom Two

**(3.21m x 2.97m / 10`6" x 9`9")**

A further good-sized double bedroom with uPVC double glazed window, radiator, and ceiling light point.

### Bedroom Three

**(2.67m x 2.22m / 8`9" x 7`4")**

A well-proportioned single bedroom, ideal as a child`s room, nursery, or home office, with uPVC double glazed window, radiator, and ceiling light point.

### Family Bathroom

A stylish and modern bathroom fitted with a panelled bath with shower over and glass screen, low-level WC, and wash hand basin. Complemented by contemporary tiling, heated towel rail, ceiling spotlights, and uPVC double glazed window.

### Outside

#### Rear Garden

The property benefits from a level and enclosed rear garden, mainly laid to lawn with a patio seating area ideal for outdoor dining. The garden is bordered by fencing and walling, offering a good degree of privacy, and includes a useful storage shed. A rear gate provides direct access to the allocated parking area.

### Parking

Two allocated parking spaces are conveniently located directly to the rear of the property.



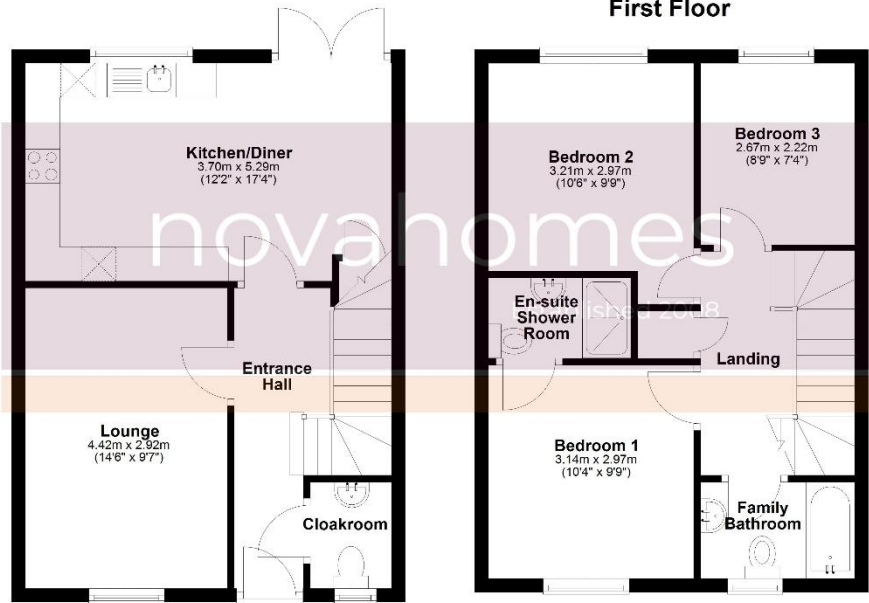




## Ground Floor

## First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	101	102
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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.

