

clever



10B College Avenue

Mannamead, Plymouth, PL4 7AN

Offers in excess of £100,000



PRIVATE PARKING - Welcome to this fantastic ground floor flat located on College Avenue in the desirable area of Mannamead. This delightful flat offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those seeking a low-maintenance lifestyle.

This ground floor flat features a well-proportioned reception room that provides a welcoming space for relaxation and entertaining. The single bedroom is spacious enough to accommodate your needs, while the bathroom is designed for both functionality and comfort.

One of the standout features of this property is the private parking space to the rear, allowing for hassle-free parking in this sought-after location. The flat is chain-free, ensuring a smooth and straightforward purchasing process.

Situated in a vibrant neighbourhood, you will find an array of local bars and amenities just a short stroll away, perfect for enjoying the lively atmosphere of the area. Whether you are looking to unwind after a long day or

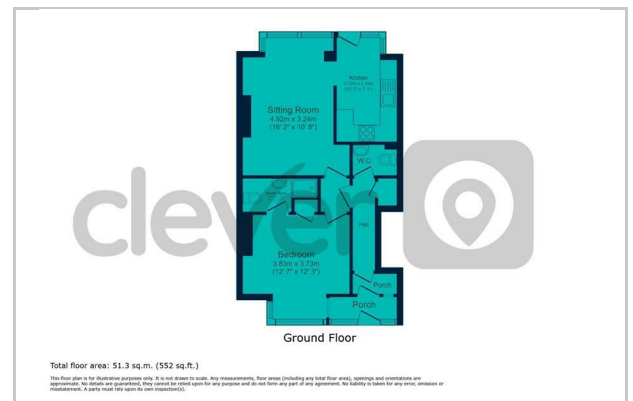




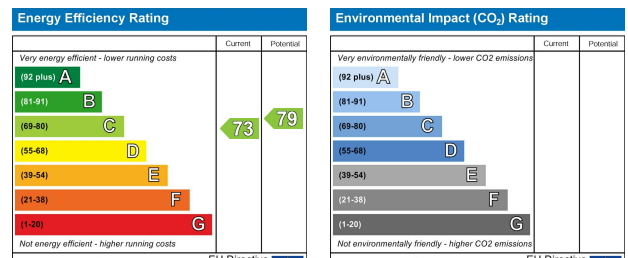
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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