

**FOR SALE**

Guide Price £525,000 to £550,000



**Alan Cummings**  
estate agents & valuers

**11 Rockingham Road, Mannamead, Plymouth, PL3 5BN**





- **Spacious detached house built circa 1990**
- **Generously proportioned accommodation, uPVC double glazing and gas central heating**
- **Porch, reception hall, 21ft large lounge**
- **Dining room, spacious kitchen/ breakfast room, downstairs wc**
- **First Floor - Wide landing, four double bedrooms**
- **Master bedroom with ensuite shower room**
- **Family bathroom/wc, office/potential fifth bedroom**
- **Parking on wide private drive, side access**
- **Mature landscaped south westerly facing mature rear garden**
- **Large integral garage**
- **Vacant, no onward chain**

**THE PROPERTY** A dormer style detached house built circa 1990, which offers generously sized and well proportioned accommodation. The property is dated and offers good potential for updating, improvement and refurbishment.

**LOCATION** Occupying a good sized plot, located in Rockingham Road, found on the west side of this street with a south and westerly facing rear garden. Set in this mature established mainly residential area of Mannamead, which together with nearby Hartley provide for a good variety of local services and amenities. The position convenient for access into the city and close by connection to major routes in other directions.

**ACCOMMODATION** The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

#### **GROUND FLOOR**

**PORCH** 10' 10" x 4' 6" (3.3m x 1.37m)

**RECEPTION HALL** 15' 4" x 10' 4" max (4.67m x 3.15m)

**LOUNGE** 21' 9" x 13' 8" (6.63m x 4.17m)

**DINING ROOM** 11' 8" x 10' 8" (3.56m x 3.25m)

**KITCHEN/BREAKFAST ROOM** 15' 0" x 13' 0" max (4.57m x 3.96m)

**DOWNSTAIRS WC** Wc and wash hand basin.

**INTEGRAL GARAGE** 17' 6" x 12' 8" (5.33m x 3.86m)

#### **FIRST FLOOR**

##### **LANDING**

##### **MASTER BEDROOM**

**ENSUITE SHOWER ROOM/WC** Wc and wash hand basin.

**BEDROOM TWO** 13' 0" x 12' 7" (3.96m x 3.84m)

**BEDROOM THREE** 13' 8" x 9' 8" (4.17m x 2.95m)

**BEDROOM FOUR** 15' 0" x 10' 9" (4.57m x 3.28m)

**FAMILY BATHROOM** Bath, wc and wash hand basin.

**EXTERNALLY** Parking for two plus vehicles on private drive, side access to both sides of the property. Landscaped well stocked south westerly facing enclosed rear garden.

**TENURE FREEHOLD**  
**COUNCIL TAX BAND E**

#### **OFFICE**

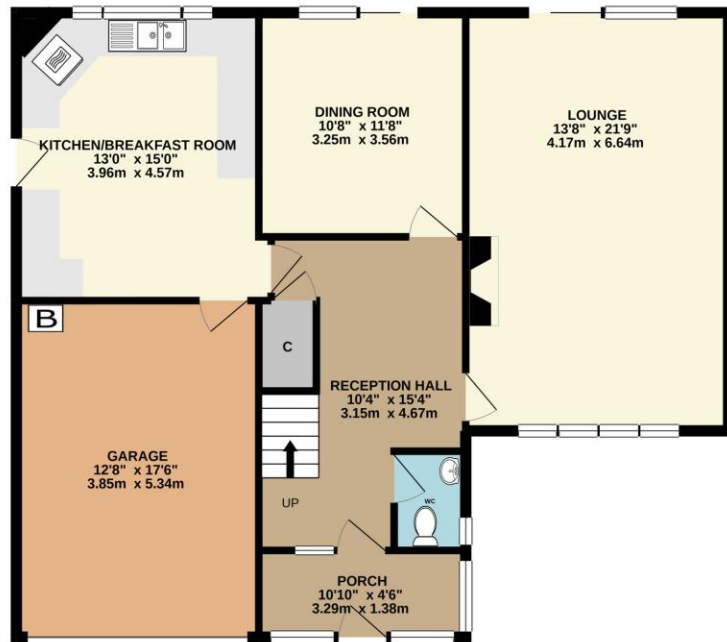
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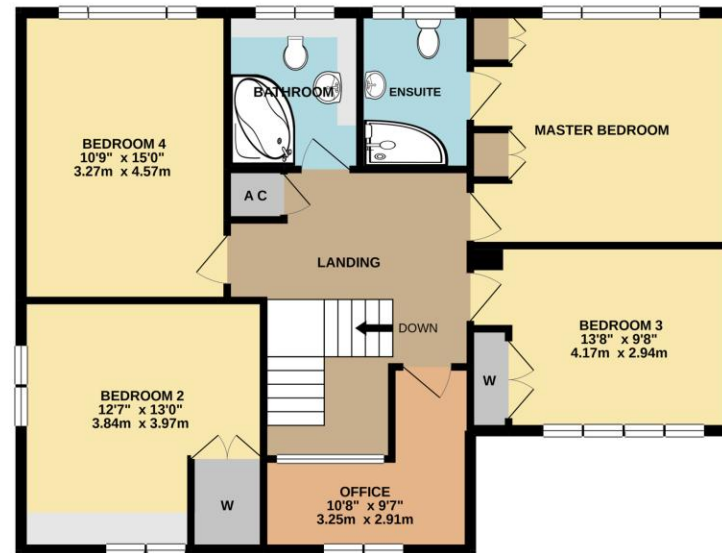
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GROUND FLOOR  
1051 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR  
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		