

Offers Over £385,000



34 GLENAVON ROAD, MANNAMEAD, PLYMOUTH, PL3 4PE

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

Lawson are delighted to market this deceptively spacious terrace family home, in one of Plymouth's most desirable neighbourhoods. The property benefits from accommodation arranged over three floors comprising, PVCu double glazed front door which leads into the entrance vestibule then leads into the entrance hall with oak flooring, carpeted stairs to the first floor landing and under stair storage.

A doorway leads into the sitting room which has a large bay window to the front elevation, picture rail, feature fire place with a wooden surround and mantle, stone hearth, back panel and a living flame gas fire. The dining room has original stripped wooden floorboards, sliding patio doors to the rear garden.

From the hallway, a doorway leads to the cloakroom which has a low level WC, pedestal wash hand basin and built in storage cupboards. The kitchen is fitted with a matching range of units with post formed and roll top worksurfaces, a walk in larder, plumbing for an American fridge freezer, space for a range cooker, large extractor fan, inset spotlights, skylight, breakfast bar, one and a half bowl stainless steel sink unit, plumbing for a dishwasher and washing machine and an integral microwave. The rear lobby has a doorway to the rear garden and doorway to bedroom 5/study. Bedroom 5/study is double aspect with windows to the side and rear elevation and a cupboard housing the wall mounted Worcester combination boiler and solar panel control unit.

From the main hallway, carpeted stairs ascend to the first floor landing and a doorway to bedroom two. Bedroom two is a large double with a window to the front elevation, moulded ceiling, picture rail. Bedroom three is a further large double with a window to the rear, moulded ceiling and picture rail. Bedroom four is a large single room and has a window to the front elevation, moulded ceiling and picture rail.

The family bathroom is fitted with a high quality four piece suite comprising, panel enclosed bath with a telephone style mixer tap, low level WC, pedestal wash hand basin, walk in shower cubicle with an electric shower unit, attractive tiled splash backs, inset spotlights.

The first floor landing, stairs ascend to the second floor which is a beautifully converted loft creating a fantastic master bedroom suite with Velux window to the front elevation and a full height window to the rear, ample built in storage with shelving, hanging and mirrored sliding doors. En suite shower room has a tiled shower cubicle, low level WC, wash hand basin and window to the rear. Bedroom one has an additional benefit of air conditioning.

The property has full PVCu double glazing, gas fired central heating and solar panels.

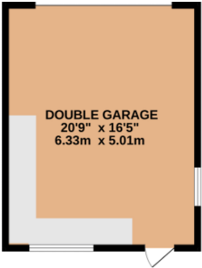
Externally, the front garden is fully wall enclosed with a gateway and pathway to the front door, AstroTurf for ease of maintenance. The rear garden is attractively stone flagged, wall enclosed and has a large garage with a roller shutter door, power and light connected.

MANNAMEAD

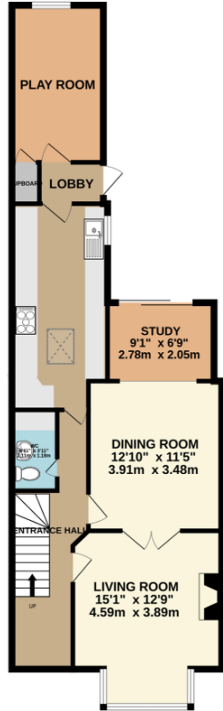
The highly sought after Mannamead area of the City is a suburb famed for its wide, leafy avenues and large detached, semi-detached residences and grand villas. The late Victorian Anglican Emmanuel church provides a distinctive local landmark and Mannamead Road itself serves as one of the city's principal commuting routes. There is well-regarded state and private schooling nearby, including Plymouth College, Kings Primary School, Compton C of E Primary School and Hyde Park Primary School and a small selection of local shops, the area borders Hartley, Higher Compton and Peverell and continues to be a desirable purchase location. Plymouth City Centre is approximately 1.5 miles away, Henders Corner offers local amenities in the heart of the suburb, whilst Mutley Plain offers many amenities and is the neighbouring borough. The A38, is located on Mannamead's North eastern border, therefore easy access is assured, in and out of the area.



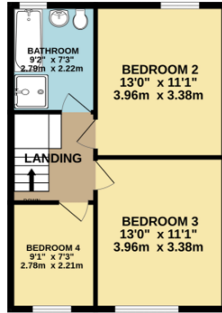
REAR PLOT
342 sq.ft. (31.8 sq.m.) approx.



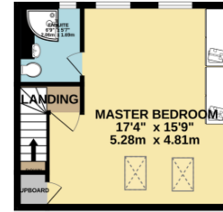
GROUND FLOOR
786 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1911 sq.ft. (177.5 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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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1,968.77 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2024.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(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	

