

# Cross Keys Estates

Opening doors to your future



The Coach House, 147 Mannamead Road  
Plymouth, PL3 5NU  
Guide Price £375,000 Freehold





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\*\* Guide Price £375,000 to £400,000 \*\*

Cross Keys Estates are delighted to present to the market this totally fabulous link detached and extended coach house in the heart of Mannamead. Offering easy access to the A38, North Plymouth (Derriford), and the wonderful waterfront of Plymouth, this family property really stands out. Occupied for nearly 40 years by the current owners, this ideal family residence has accommodation comprising entrance hall, large, light and airy sitting room, fully fitted kitchen / dining room and a very useful ground floor shower and utility room. On the first floor there are four generous sized bedrooms (with the master being vast) and the family bathroom. This absolute stunning city property also benefits from an integral garage, double glazing, central heating and a lovely log burner in the living room. To the front of the property there is a pretty easterly facing walled cottage style garden for relaxing in. This really is a chocolate box property that looks beautiful inside and out. An early viewing is highly recommended to fully appreciate the size and more importantly the location of this individual house.

- Stunning Link Detached Coach House
- Fitted Kitchen / Dining Room
- Four Superb Sized Double Bedrooms
- Log Burner, Gas Central Heating
- Integral Garage, Fantastic Location
- Large Light And Airy Sitting Room
- Ground Floor Shower And Utility Room
- Family Bathroom, Double Glazed
- Walled Courtyard Cottage Garden
- Early Viewing Advised, EPC = D61





## Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed.

## Plymouth

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well-known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away) and Plymouth airport (5 miles from the city centre). This house Occupying an ideal central location between Central Park, Mutley Plain, City Centre and University, less than half a mile distant.

## Mannamead

The very popular and sought-after location of Mannamead is a suburb famed for its tree lined roads. The late Victorian Emmanuel church which provides a distinctive landmark is situated on Mannamead which serves as one of the main routes into the Plymouth City Centre. There is a full range of schooling nearby both state and private, these include Plymouth College, Compton C of E, Hyde park and Kings primary schools. Locally there are a small selection of convenience stores. Within approximately ¼ mile you have Hyde Park Shops and Mutley Plain which has a selection of independent and mainstream shops.

## Entrance Hallway

## Sitting Room

19'11" x 15'4" (6.06m x 4.68m)

## Kitchen/Diner

19'11" x 9'6" (6.06m x 2.90m)

## Utility/Shower Room

9'8" x 5'8" (2.95m x 1.72m)

## Garage/Workshop

## Landing

## Primary Bedroom

19'11" x 12'11" (6.06m x 3.94m)

## Bedroom 2

13'8" x 7'9" (4.17m x 2.36m)

## Bedroom 3

13'8" x 7'5" (4.17m x 2.26m)

## Balcony

1'1" x 3'5" (0.34m x 1.05m)

## Bedroom 4

7'10" x 13'0" (2.40m x 3.97m)

## Family Bathroom

## Garden

## Lettings Department

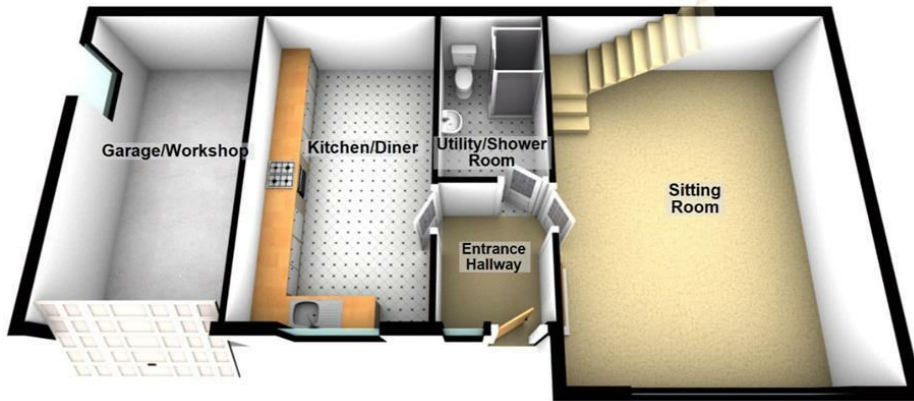
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

## Financial Services

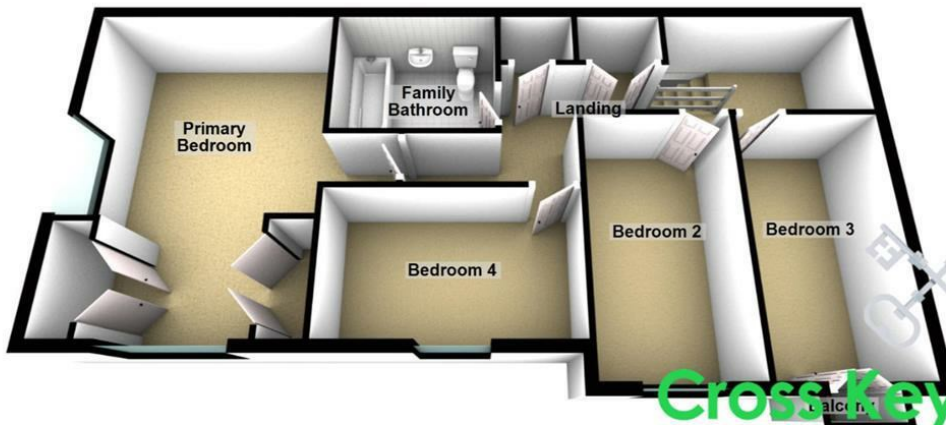
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk



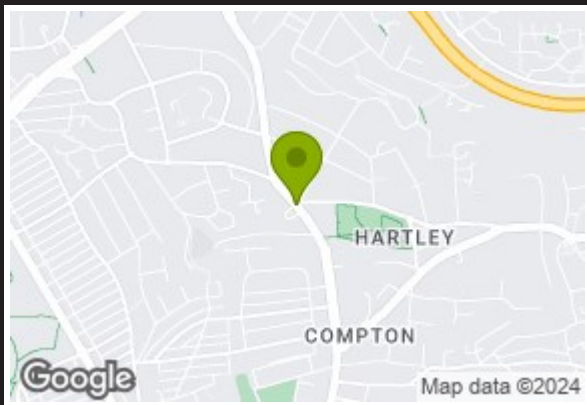
### Ground Floor



### First Floor



**Cross Keys Estates**  
Residential Sales & Lettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">84</span>  <span style="font-size: 2em;">61</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">84</span>  <span style="font-size: 2em;">61</span> </div>
(81-91) <b>B</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Council Tax Band C**



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