



15 Compton Park Road, Mannamead, Plymouth, Devon, PL3 5BU



# Guide Price £650,000



Welcome to Tamara, this four-bedroom 1920s Arts and Crafts detached house is a truly unique find in the convenient central location of Mannamead. One of the prettiest areas of Plymouth known for its elegant houses and tree lined roads. Giving easy access to the A38 express way Exeter being only 45 minutes away. Fast trains to London, excellent school's hospitals and many sports clubs. 10 minutes to the Centre of Plymouth, Central Park. Thorn Park all within walking distance and the Dartmoor National Park and Plymouth Sound one of the most natural harbours in the world are all within easy access.

With its deceptive accommodation, this home opens to reveal a spacious and versatile interior with an abundance of period and character features. The moment you step inside, you'll be greeted by an inviting reception hall adorned with charming beams, tall ceiling, panelling, stained glass windows, a fireplace and a window seat setting the tone for the character that runs throughout the property.

The entrance hall through to kitchen has brand new engineered oak flooring whilst the upstairs has new carpets, less than a year old. As the accommodation continues ground floor the owners have renovated and re-modified the kitchen breakfast room with a brand-new top of the range kitchen with Quartz counter tops and a range of high-quality bespoke cabinetry as well as a breakfast island. The kitchen is also fitted with a Smeg 6 ring gas cooker and a ceramic Belfast sink.

The sitting and dining room is a wonderful space with a dual aspect, a new modern remote controlled gas fire, fine Lincrusta plasterwork, carved cornicing and French doors providing access to the sun terrace.

The electrics throughout the entire property have been re-wired and installed with a new Quinetic Wifi controlling lighting.

On the first floor, you'll discover four generously sized double bedrooms, two of which boast en-suite showers for added convenience. The family bathroom on this level is well-appointed, featuring a shower cubicle, a relaxing bath, WC and a wash hand basin. Also, on this floor there is an additional separate WC.

Heading to the garden level, you'll find a modern summer kitchen and utility room with an additional WC, as well as a home office and plenty of additional storage. This floor presents an opportunity for adaptation into an annexe, making it perfect for a variety of living arrangements too.

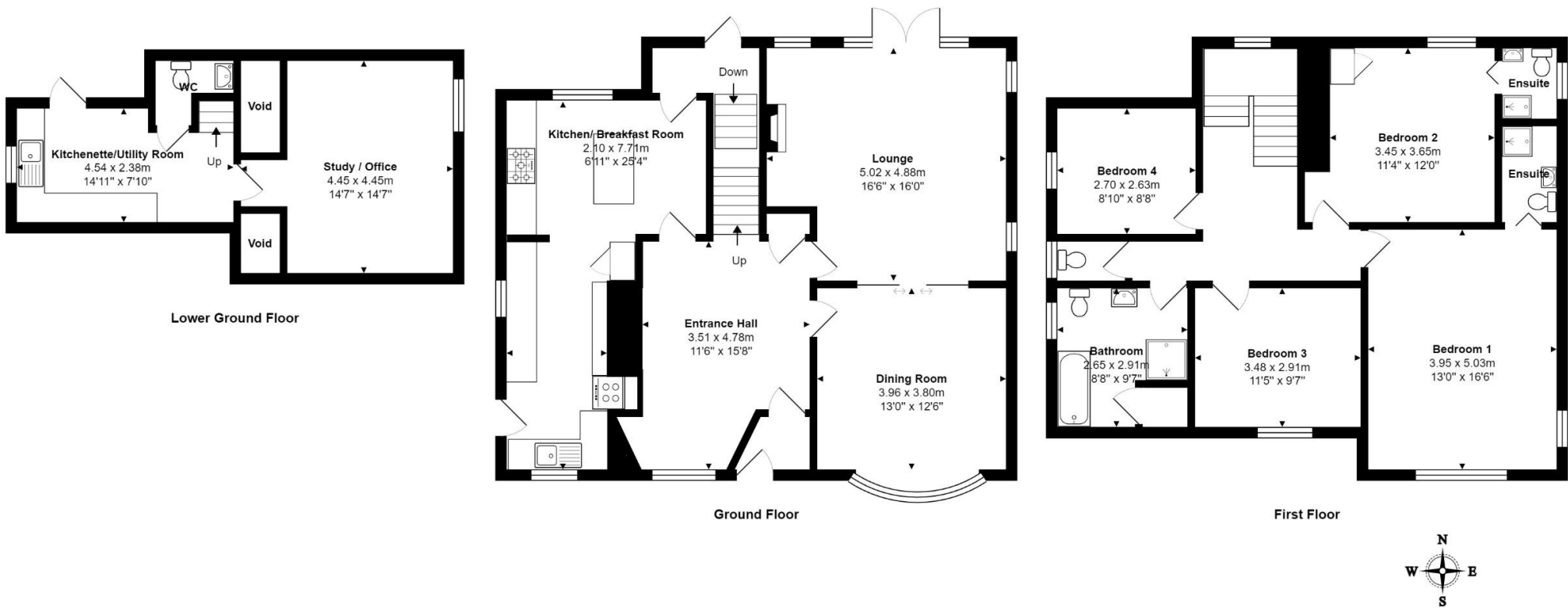
The exterior of this home is equally as impressive as the interior. The garden is a true tranquil gem and a labour of love, with a lush lawn, well established flower beds, hedges, herbaceous borders and a mature beech tree creating a picturesque and serene setting. There is a raised sun terrace accessed from both the lounge and kitchen which is laid with patio slabs overlooking the extensive garden. At the bottom of the garden a pond adds a calming touch with seating, while a shed, summer house and greenhouse provide the perfect spaces for gardening and outdoor hobbies. This property is not just a house; it's a haven of character, versatility and natural beauty.



To view this property call Lang Town & Country Estate Agents on **01752 256000**







Total Approximate Area - 202.0 m<sup>2</sup> ... 2175 ft<sup>2</sup> (excluding void)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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