



LANG TOWN
& COUNTRY

25 Rockingham Road, Mannamead, Plymouth, Devon, PL3 5BW



Guide Price £475,000



Lang Town and Country are delighted to present to the market this imposing, detached residence in the sought after Rockingham Road, Mannamead.

This fine property, which we understand is available to the market for the first time since being built for the current owners, has been lovingly looked after in its ownership, however, does require a course of modernisation.

The property is approached by a driveway providing parking for 2-3 vehicles.

There is a porch providing access to an entrance hall which in turn leads to the kitchen, living room and dining room. The hallway has beautiful parquet flooring throughout.

The living room is a good size and has a bay fronted window, feature fireplace, and sliding doors leading to the dining room which also has a feature fireplace. From here there are French doors leading to patio area and delightful rear garden. The kitchen has a variety of wall and base mounted units and leads to a utility room where there is additional storage cupboard and a WC. From the utility room, there is further access to the enclosed garden.

Stairs rise to the first floor where there are 3 bedrooms. Bedroom One is a double size and offers far reaching views towards Saltram. Bedroom Two is also a double size and has a built-in wardrobe. Bedroom Three has access to a spacious storage area. There is also a family bathroom on this floor.

Externally, there is a wonderful rear patio area which in turn leads to a westerly facing lawned garden. There are 2 garages, both of which are accessed from the main drive, but one has rear access.

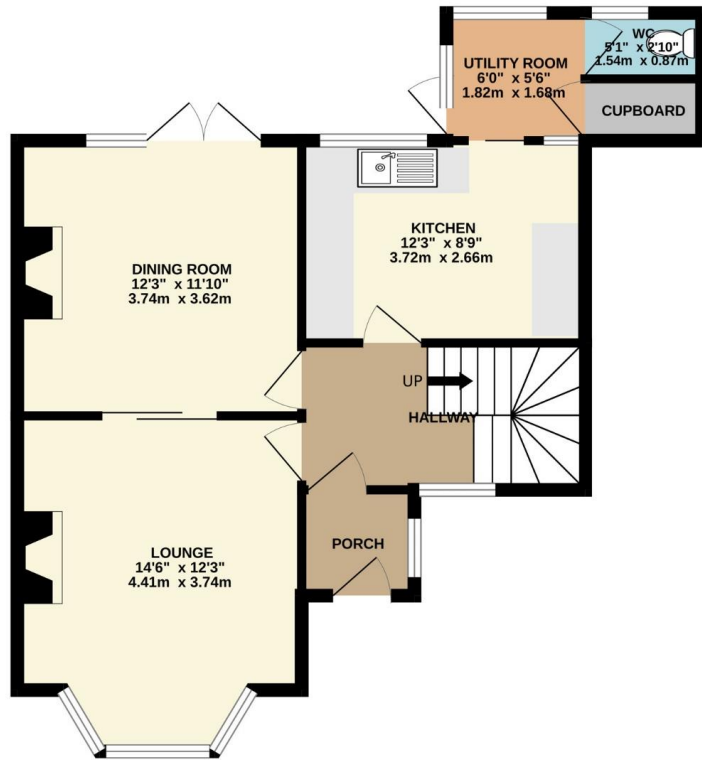
Lang Town and Country would highly encourage an internal inspection of this wonderful house. It really is a fantastic opportunity to live in one of Plymouth finest residences.



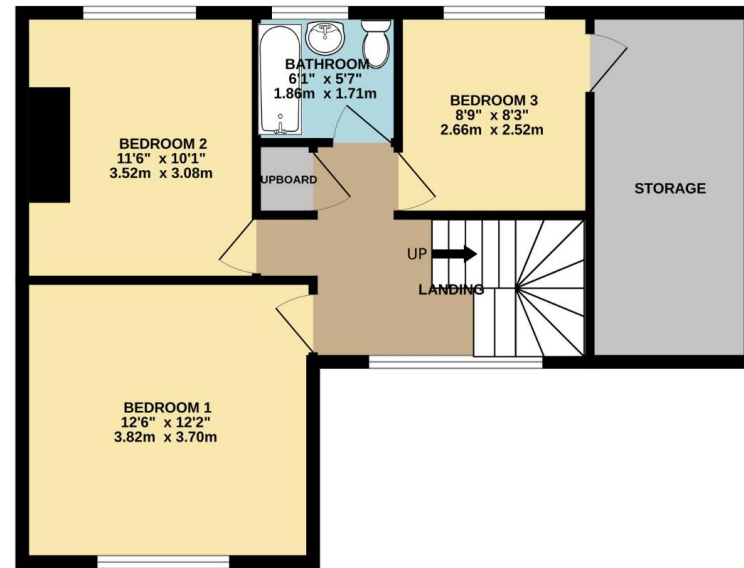
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 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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