



36 College Avenue, Mannamead, Plymouth, Devon, PL4 7AN

Guide Price £400,000

Lang Town and Country are delighted to offer this deceptively, spacious Mid Terraced house, situated in a popular residential area. The house is conveniently located very close to all local amenities, such as good schools, Central Park, Mutley Plain shopping centre and within easy access of Plymouth's vibrant City Centre, The Hoe and the historic Barbican.

The property has been very well maintained and modernised over the years and is a credit to the current owner.

Access is gained via a stunning porch, with part leaded inner door and side screens to the hallway. This sets the tone for the rest of the property with stripped wood doors with brass door furniture and many period features. The dining room/bedroom 4 has a bay window to the front, a period fireplace and natural wood sliding doors to the sitting room. The sitting room has a bay window to the rear, with views across the city. The impressive, modern kitchen is fully fitted with a range of base units, with laminate work surfaces and matching wall cupboards. The integrated appliances include an oven, hob, extension hood and microwave.

On the first floor there are three generous sized bedrooms and a bathroom.

Bedroom 2 has fitted wardrobes, fitted desk and a bay window to the front. The main bedroom, also with fitted wardrobes has a bay window to the rear, with great views over the city. The bathroom is well appointed with a shower cubicle, bath, W.C and bidet. One of the properties most important features is the well-designed living room on the garden level. This sumptuous room has ample space for large furniture, a fitted office area and illuminated display areas. The rear porch has a door to the garden and access to a well fitted w.c./cloakroom.

The sunny rear garden is laid to lawn with a patio area and access to a small garage/workshop.

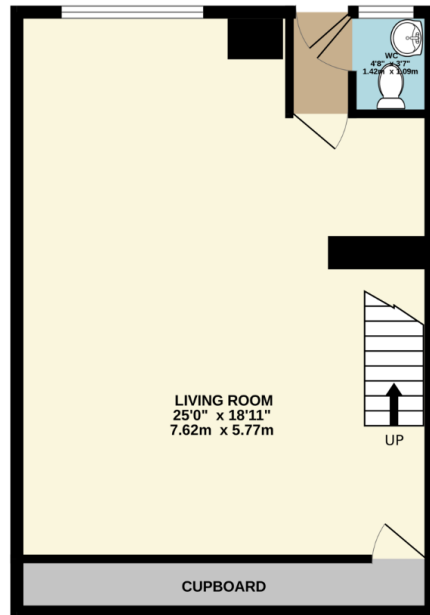
An early viewing is essential to appreciate this beautiful property in a convenient location.

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

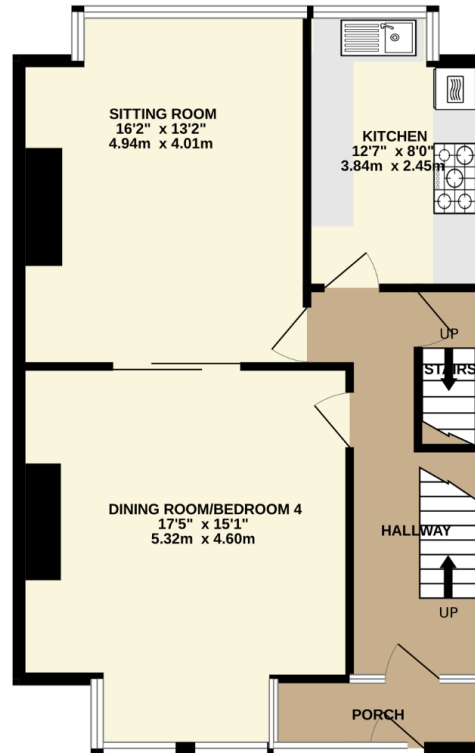




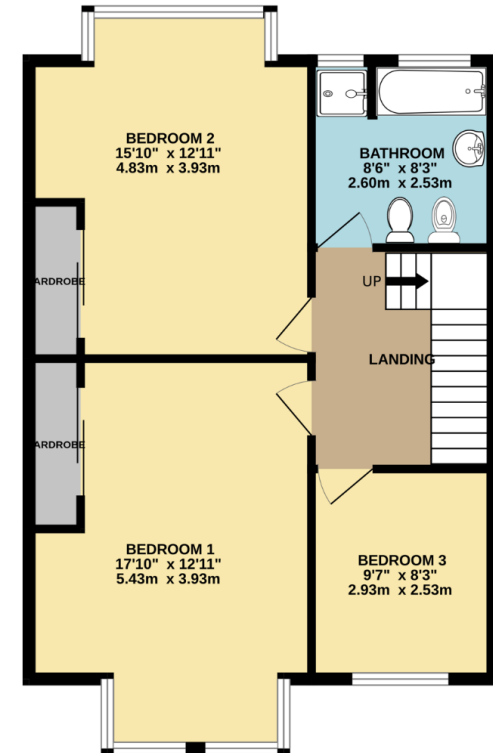
LOWER GROUND
507 sq.ft. (47.1 sq.m.) approx.



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1822 sq.ft. (169.2 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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