



13 Compton Knoll Close

Mannamead, Plymouth, PL3 5HS

Guide Price £350,000



GUIDE PRICE £350,000 - £375,000 A detached house with a one off design built circa.1970/71. A property that offers great potential for upgrading and improvement. The ground floor comprises entrance lobby, hall, downstairs WC, good size lounge, dining room with serving hatch to the kitchen. The kitchen with spaces for free standing appliances and a cupboard housing the 'Worcester' boiler servicing central heating & domestic hot water. A first floor level landing, four good size bedrooms and a family bathroom/WC. The property stands on a roughly triangular shaped plot with a private drive, off street parking and giving access to a single garage. A front garden & gated access to wrap around gardens to the side and rear.



COMPTON KNOLL CLOSE, MANNAMEAD, PLYMOUTH, PL3 5HS

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THE PROPERTY

A detached house built to a one off design built circa.1970/71 and owned by the same owner from new. The property has a pleasing appearance with mainly brick elevations, in part tile hung, set tucked away at the end of the cul-de-sac off the turning circle. Looked after and maintained over the years, whilst there has been upgrading to the kitchen and bathroom fittings there is potential for improvement. A well proportioned home on the ground floor with entrance lobby, hall, downstairs WC, good size lounge with picture window to the rear and open fireplace and door to the good size dining room of dual aspect with long views from the rear and side and a serving hatch to the kitchen. The kitchen with spaces for free standing appliances. A cupboard housing the 'Worcester' boiler servicing central heating and domestic hot water. At first floor level a landing giving access to four good size bedrooms and a family bathroom/WC.

The property stands on a roughly triangular shaped plot, narrowest at the front with a private drive, off street parking and giving access to a good size single garage with remote controlled door. A front garden area which potentially could be use to create additional parking and gated access to wrap around gardens to the side and rear.

LOCATION

Set at the end of this cul-de-sac of Compton Knoll Close in this popular established residential area of Mannamead bordering on Hartley and Higher Compton. Set here with a good variety of local services and amenities on the doorstep. The position is convenient for access into the city and close by connection to major routes in other directions.

ACCOMMODATION

PVC part double glazed door into:

GROUND FLOOR

ENTRANCE LOBBY 5'10" x 3'10" (1.78m x 1.17m)

HALL 15'11"x 10'4" max (4.85mx 3.15m max)

WC

WC and wash hand basin.

LOUNGE 15'10" x 12'9" max (4.83m x 3.89m max)

DINING ROOM 12'10" x 8'11" (3.91m x 2.72m)

KITCHEN 12'11" x 10'10" max (3.94m x 3.30m max)

A fitted kitchen with a good range of cupboard and drawer storage set in wall and base units. Worcester MT10 gas fired boiler servicing central heating and domestic hot water. Fitted Leisure Victoriana cooker with four ring gas hob.

FIRST FLOOR

LANDING

BEDROOM ONE 12'8" x 11'9" (3.86m x 3.58m)

Built-in wardrobe.

BEDROOM TWO 13'2" x 9'4" max (4.01m x 2.84m max)

Built-in wardrobe.

BEDROOM THREE 10'1" x 7'8" (3.07m x 2.34m)

Window to the front.

BEDROOM FOUR 11'10" x 6'9" (3.61m x 2.06m)

Built in wardrobe.

BATHROOM

White modern suite comprising pedestal wash hand basin, close coupled WC, panelled bath with mixer tap and tiled shower with thermostatic shower control.

EXTERNALLY

Private parking on a concrete drive which gives access to the attached garage. Front garden, access pathways with gate on both sides lead to the side and rear. A lawned side garden. Across the back a paved patio and lawned garden.

GARAGE 17'4" x 9'7" min (5.28m x 2.92m min)

AGENTS NOTE

Tenure - Freehold.

Plymouth City Council - Band D.

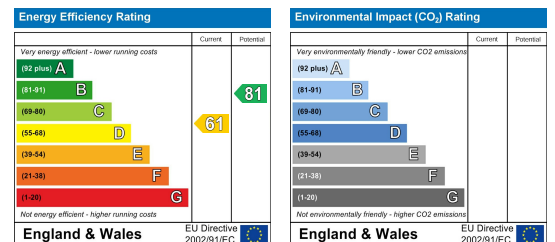
Area Map



Floor Plans



Energy Efficiency Graph



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