



35 Seymour Park

Mannamead, Plymouth, PL3 5BQ

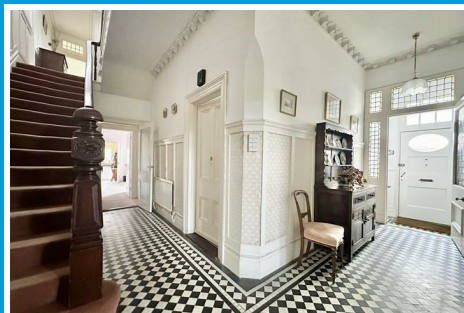
£800,000



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SEYMOUR PARK, MANNAMEAD, PL3 5BQ

THE PROPERTY

A substantial period built semi-detached house built circa.1904 and which has been in the same family ownership since 1975. The property has been looked after and maintained over the years, remodelled on the ground floor and with a second floor loft conversion undertaken some 30 plus years ago.

The property provides a most spacious and adaptable family home arranged over three storeys. On the ground floor with entrance lobby, impressive spacious reception hall, generous size front set sitting room with marble fireplace, large dining room also with fireplace and in the tenement section, a living room and off this, a useful downstairs shower room/WC. At the back, a fitted kitchen.

At first floor level, a long landing giving access to five bedrooms, a large double bedroom at the back having a cupboard housing the Worcester gas fired boiler which services the central heating and domestic hot water. A good size family bathroom and adjoining separate WC. At second floor level, a landing giving access to two further double bedrooms, the larger of the two with en suite bathroom and far reaching views looking towards Plymouth Sound and the Western approaches. A cupboard with access to a loft over.

The property stands on a generous size plot, near level, with private drive providing off street parking and giving access to the garage set to the rear. A front garden and an enclosed walled rear garden.

LOCATION

Found in this prime, popular, established residential area of Mannamead with a good variety of local services and amenities nearby. The position is convenient for access into

the city and close by connections to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

5'4 x 4'9 (1.63m x 1.45m)

RECEPTION HALL

18'4 x 5'7 (5.59m x 1.70m)

SITTING ROOM

23'6 x 18'3 max (7.16m x 5.56m max)

Box bay window and french doors to the front.

DINING ROOM

18'5 x 15'6 (5.61m x 4.72m)

Bay window to the side. Fireplace. Serving hatch to:

LIVING ROOM

16'4 x 13'8 floor area (4.98m x 4.17m floor area)

Fireplace, chimney breast with built in cupboards to either side. Door to:

SHOWER ROOM

WC, wash hand basin and shower.

KITCHEN

15'1 x 12'4 (4.60m x 3.76m)

Windows to the side and rear overlooking the back garden. Fitted with a range of cupboard and drawer storage. Integrated appliances include Flavel range style cooker and extractor over. Double bowl sink. Dishwasher.

FIRST FLOOR

LANDING

36' long (10.97m long)

MASTER BEDROOM

18' x 15'8 max (5.49m x 4.78m max)

Box bay window to the front. Built in wardrobes and cupboards along one wall.

BEDROOM TWO

20'6 x 15'4 (6.25m x 4.67m)

Bay window overlooking the rear. Wardrobe and cupboard housing the Worcester boiler. Vanity wash hand basin.

BEDROOM THREE

16'5 x 12'11 (5.00m x 3.94m)

Window to the rear. Fireplace. Built in wardrobe and cupboard.

STUDY/BEDROOM FOUR

15'7 x 8'6 (4.75m x 2.59m)

Window to the side.

BEDROOM FIVE

9'2 x 7'6 (2.74m x 2.29m)

French doors to the front set balcony.

SECOND FLOOR

LANDING

BEDROOM SIX

22'6 x 16'4 max (6.86m x 4.98m max)

Window to the front with far reaching views and bay window to the side, also with long views. Built in wardrobe with access hatch to loft over. Door to:

EN SUITE BATHROOM

Bath, WC and wash hand basin.

BEDROOM SEVEN

13'3 x 11'5 (4.04m x 3.48m)

Window to the rear with long views.

EXTERNALLY

A rectangular shape near level plot with front garden and long private drive giving access to the garage set to the rear and lawned rear garden. Behind the garage, a toolshed. Greenhouse.

GARAGE

20'8 x 12'8 approx (6.30m x 3.86m approx)

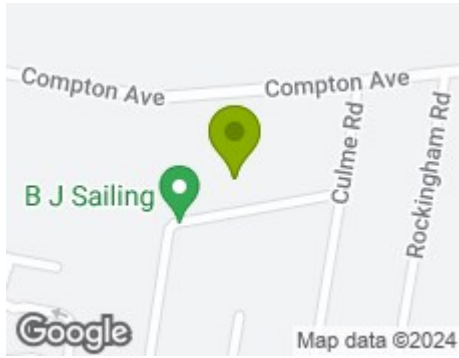
AGENTS NOTE

Tenure - Freehold.

Plymouth City Council - Band F.



Road Map



Hybrid Map



Terrain Map



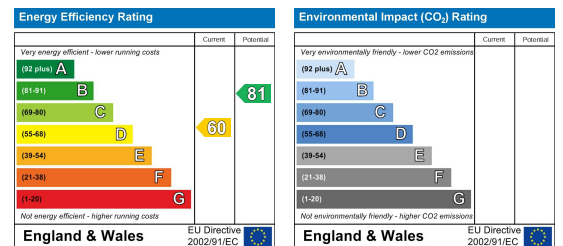
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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