



## 8 Brandreth Road

Mannamead, Plymouth, PL3 5HQ

Offers In Excess Of £400,000



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## BRANDRETH ROAD, MANNAMEAD, PLYMOUTH, PL3 5HQ

### THE PROPERTY

A substantial period built late Victorian house arranged over three storeys which has benefitted from an extensive programme of updating, improvement and refurbishment over the last three years and now provides a comfortably appointed and well presented family home. Major recent works have included remodelling of the tenement kitchen/breakfast room, new fittings and integrated appliances, newly refurbished family bathroom and downstairs WC, the bedrooms recently redecorated and new carpets to the bedrooms, hallway and stairs.

The accommodation on the ground floor comprising entrance porch, hall, generous size front set lounge with bay window and gas fire and a wide arch openly connected to the dining room with window to the rear and working open fireplace. In the tenement section, a downstairs cloakroom/WC and a spacious open plan remodelled kitchen/breakfast room with windows to the rear and side and french doors opening to the back, fitted with an excellent range of integrated appliances and housing the Gloworm gas fired boiler which services the central heating and domestic hot water.

At first floor level, a landing giving access to a large master bedroom to the front with built in furniture, two further good size double bedrooms and a well appointed and spacious family bathroom/WC.

At second floor level, two further spacious double bedrooms.

The property has a small area of frontage and to the rear, a southerly facing walled courtyard garden attractively laid out with paved patio and artificial lawn.

### LOCATION

Set on the southerly side of the street of Brandreth Road in the established residential area of Mannamead which together with nearby Hartley provide for a good variety of local services and amenities. The position is convenient for access into the city and close by connections to major routes in other directions.

### ACCOMMODATION

### STORM PORCH

PVC part double glazed front door into:

### GROUND FLOOR

#### ENTRANCE LOBBY

Decorative cornicing. Panelled part glazed door into:

#### HALL

Decorative coved ceiling with arch and corbels, pendant light point. Timber boarded floor. Staircase with carpeted treads, carved and turned newel post, timber banister rises and turns to the first floor. Useful under stairs storage cupboards.

#### LOUNGE

16'2 x 14' max (4.93m x 4.27m max)

Wide uPVC double glazed bay window to the front with fitted shutters. Focal feature fireplace with timber surround, cast iron fireback with tiled slips and gas fire with fitted shelves and built in cupboard to either side. Timber boarded floor. Decorative coved ceiling with ceiling rose. Picture rail. Archway to:

#### DINING ROOM

14'1 x 11'6 (4.29m x 3.51m)

upVC double glazed window to the rear with fitted shutters. Decorative coved ceiling with ceiling rose. Picture rail. Fireplace with working fire and open grate, timber surround, cast iron fireback, tiled slips and slate hearth.

#### WC

uPVC double glazed window. White close coupled WC with in built wash hand basin. Tiled walls.

#### KITCHEN/BREAKFAST ROOM

19'11 x 11'2 (6.07m x 3.40m)

Windows to the side and rear overlooking the back garden and french doors opening to the side. Quality fitted integrated kitchen with a range of cupboard and drawer storage, marble style work surfaces with tiled splash backs. A range of integrated appliances including microwave, chiller, oven, Scott Ceran variable size hob with extractor hood over, fridge/freezer. Cupboard housing the Gloworm ultimate 30c gas fired boiler servicing the central heating and domestic hot water. Breakfast island incorporating under mounted Coplu belfast style contemporary sink with mixer tap, washer dryer and automatic dishwasher. Down

lighters, three retro styled lights over the breakfast bar. Wifi connectivity to the ceiling speaker.

## FIRST FLOOR

### BEDROOM ONE

18'6 x 16'3 max (5.64m x 4.95m max)

Wide bay window and further uPVC double glazed window to the front. Decorative coved ceiling with ceiling rose. Dado rail with panelling under. Fitted unit at one end with display shelving, media recess and cupboard storage under.

## LANDING

### BEDROOM THREE

13'3 x 11'4 (4.04m x 3.45m)

Picture window to the rear with long southerly views. Work desk with built in cupboards to one side and wardrobe to the other.

## BATHROOM

Two patterned obscure glazed windows. Quality white modern suite with close coupled WC, free standing deep bath with side set mixer tap and hand held shower attachment. Wall hung wash hand basin. Separate tiled shower on thermostatic control. Down lighters. Tiled floor.

### BEDROOM TWO

14'1 x 11'3 max (4.29m x 3.43m max)

uPVC double glazed window to the rear. Decorative coved ceiling with ceiling rose. Picture rail. Built in storage with wardrobe and cupboard.

## SECOND FLOOR

## LANDING

Window to the rear.

### BEDROOM FOUR

11'7 x 11'2 max (3.53m x 3.40m max)

Window to the rear. Eaves storage cupboard.

### BEDROOM FIVE/DRESSING ROOM

17'6 x 13'10 max floor area (5.33m x 4.22m max floor area)

Window to the front. Down lighters. Deep eaves storage cupboards. Excellent range of built in storage with shelves, drawers and hanging space.

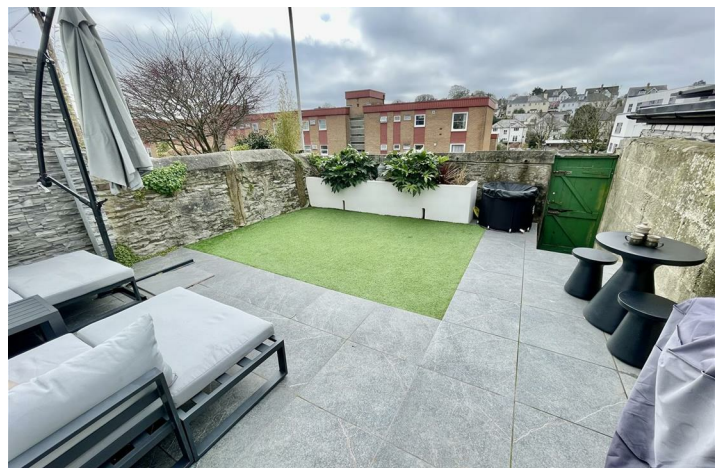
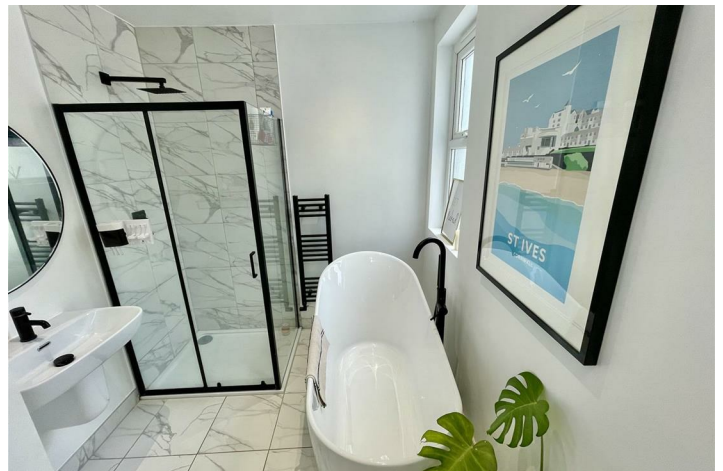
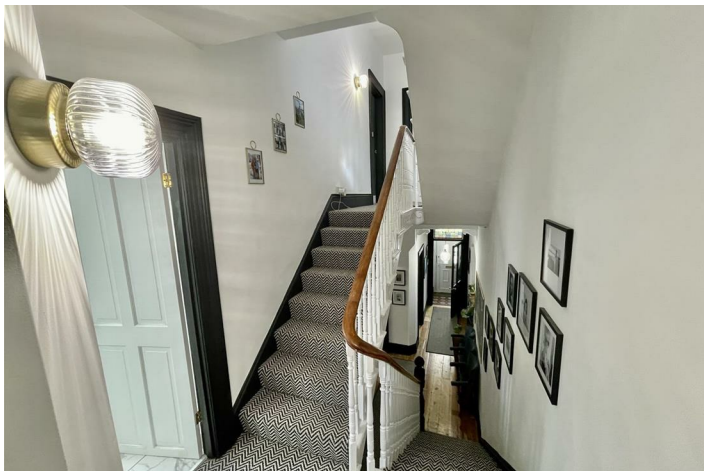
## EXTERNALLY

A characterful walled low maintenance rear courtyard paved garden ideal for alfresco entertaining, with artificial lawn and raised flower/shrub border to the end. A pedestrian gate provides access to the rear service lane. Power point, lighting and clothes washing line.

## AGENTS NOTE

Tenure - Freehold.

Plymouth City Council tax - Band C.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

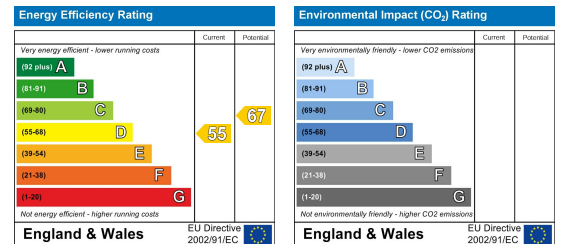


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## Viewing

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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