



## 7 Seymour Drive

Mannamead, Plymouth, PL3 5BG

£900,000

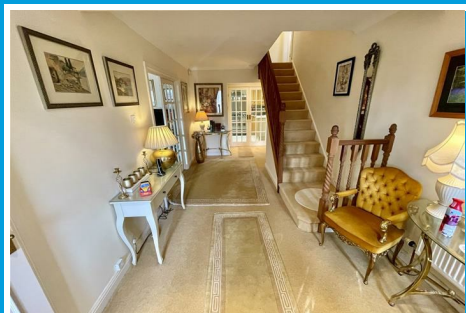




# 7 Seymour Drive

Mannamead, Plymouth, PL3 5BG

£900,000



## SEYMOUR DRIVE, MANNAMEAD, PLYMOUTH, PL3 5BG

### THE PROPERTY

Built circa.1967 owned by the current owner since 2000. In the past the property has had major upgrading and refurbishment together with extension at the front, providing for a larger sitting room and extension at the rear with a spacious conservatory/sun room, a double storey extension over the garage providing for a master bedroom with en suite.

A well proportioned family home with accommodation on the ground floor comprising entrance porch, a spacious reception hall, large sitting room with picture window to the front, a good size separate dining room with outlook over the rear garden, a fitted integrated kitchen and from here into the large conservatory/sun room with new roof and insulation and delightful outlook over the back garden. A generous size separate utility room which houses the Ideal gas fired boiler and a useful downstairs shower room/WC accessed off the hall.

At first floor level, a landing giving access to all bedrooms including a master bedroom suite with a spacious double bedroom, built in wardrobe and a well appointed en suite bathroom. A further four good size bedrooms, all doubles and a well appointed family bathroom/WC.

The property stands on a relatively large plot, set tucked away in this quiet cul de sac of Seymour Drive, a residential district within Mannamead. With excellent parking at the front via substantial timber gates into a circular drive and providing off street parking for 7 plus

vehicles and giving access to the garage set to the side. With side access pathways leading through to the good size enclosed rear garden which enjoys a good degree of privacy enclosed by fence boundaries and with a variety of well established bushes and shrubs, a greenhouse and productive fruit trees including plum and pear.

### LOCATION

Found in central Mannamead, a highly sought after and popular area and this property tucked away in a very private quiet cul de sac. With a good variety of local services and amenities to hand and the position convenient for access into the city and close by connections to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

#### STORM PORCH

12 x 4'7 (3.66m x 1.40m)

#### RECEPTION HALL

23' x 9'1 (7.01m x 2.77m)

#### SITTING ROOM

19'6 x 18'10 (5.94m x 5.74m)

#### DINING ROOM

12'5 x 12'5 (3.78m x 3.78m)

#### KITCHEN

15'7 x 12'5 (4.75m x 3.78m)

Integrated with island. One and a half bowl sink unit, Baumatic range style cooker. Archway to:

**CONSERVATORY**  
15'6 x 12'6 (4.72m x 3.81m)

**UTILITY ROOM**  
9 x 8'11 (2.74m x 2.72m)

Sink and Ideal boiler servicing the central heating and hot water.

**SHOWER ROOM**  
Shower, WC and wash hand basin.

**INTEGRAL GARAGE**  
17'9 x 9' (5.41m x 2.74m)

## FIRST FLOOR

### LANDING

**MASTER BEDROOM**  
23'10 x 8'9 (7.26m x 2.67m)  
Wardrobe. Doorway to:

**EN SUITE BATHROOM**  
Bath, shower, WC and 'his and hers' wash hand basins.

**BEDROOM TWO**  
14'5 x 12'5 (4.39m x 3.78m)

**BEDROOM THREE**  
12'5 x 10'1 (3.78m x 3.07m)

**BEDROOM FOUR**  
12'5 x 9'11 (3.78m x 3.02m)

**BEDROOM FIVE**  
9'1 x 8'5 (2.77m x 2.57m)

**FAMILY BATHROOM**  
Bath, WC and wash hand basin.

### EXTERNALLY

A circular brick paved drive at the front provides off street parking for numerous vehicles and gives access to the garage. Side access pathways. To the rear, a mature enclosed back garden.

### AGENTS NOTE

Tenure - Freehold.

Plymouth City Council - Band F.





## Road Map



## Hybrid Map

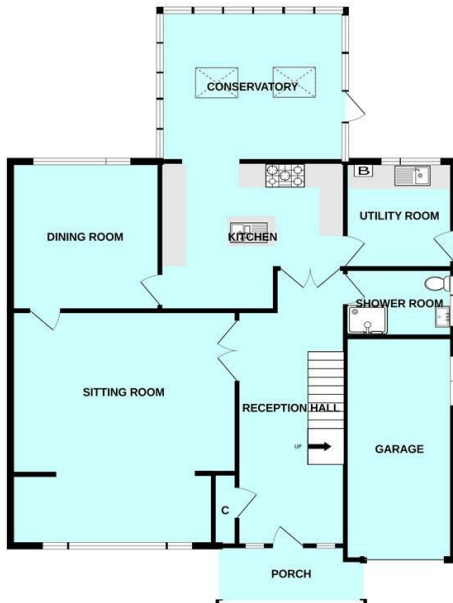


## Terrain Map



## Floor Plan

GROUND FLOOR



1ST FLOOR



Made with Metropix ©2024

## 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

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.