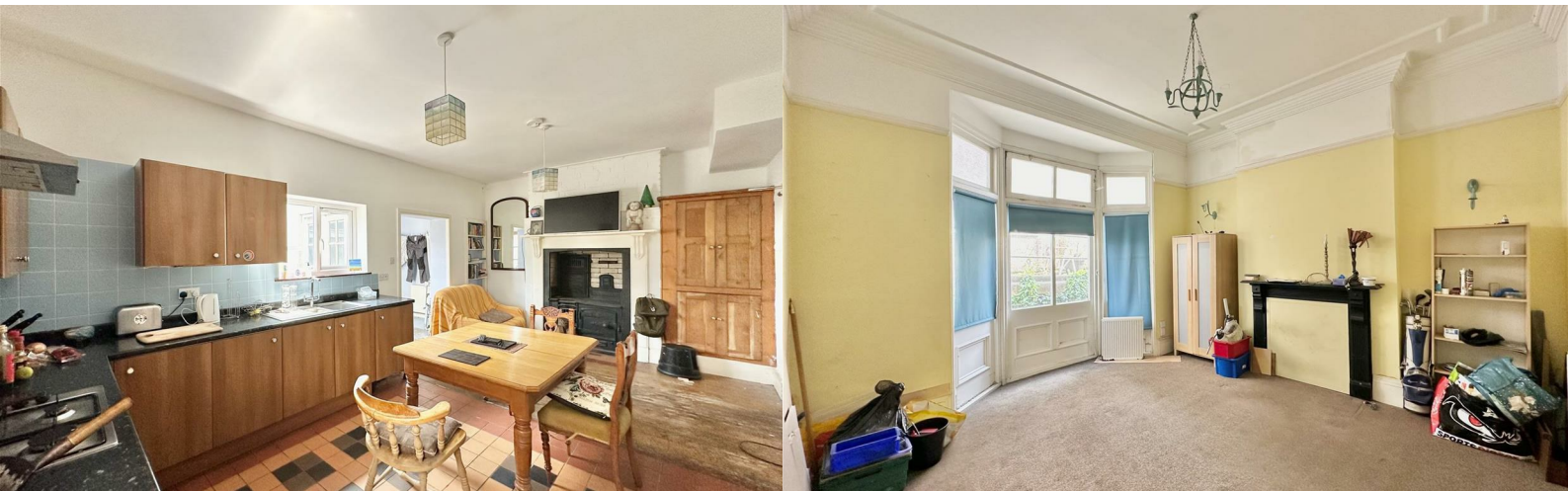




## 4 Western College Road

Mannamead, Plymouth, PL4 7AG

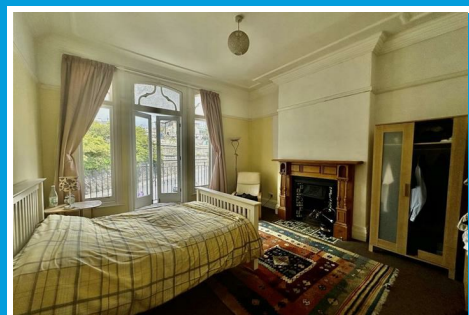
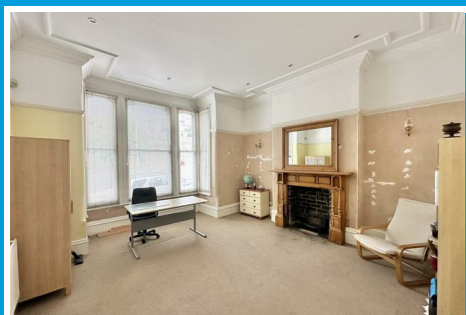
Guide Price £325,000



# 4 Western College Road

Mannamead, Plymouth, PL4 7AG

**Guide Price £325,000**



## WESTERN COLLEGE ROAD, MANNAMEAD, PL4 7AG

**GUIDE PRICE £325,000 - £350,000**

### THE PROPERTY

A substantial semi-detached period built house, circa.1903 providing generously proportioned adaptable accommodation. The property has been owned for many years and is currently undergoing a programme of tidying up and refurbishment works, offering good potential.

Comprising a spacious entrance lobby and generous size reception hall, a large sitting room and separate dining room both with period fireplaces, a spacious kitchen/breakfast room with impressive period Sidney Flavel solid fuel stove and in the tenement section a useful utility room and downstairs shower room.

At first floor level, four bedrooms, the guest bedroom with en suite shower room and a spacious family bathroom. Stairs rise to the roof garden with far reaching views.

### LOCATION

Enjoying a convenient position lying close to Mutley Plain with a good variety of local facilities including the popular Hyde Park Primary School, Mutley Plain shopping precinct, Plymouth College and regular bus services into the city. Access to major routes in other directions.

### ACCOMMODATION

Panelled part glazed front door into:

#### GROUND FLOOR

##### ENTRANCE LOBBY

**6'9 x 6'7 max (2.06m x 2.01m max)**

Dado rail. Period tiled floor. Twin panelled part leaded glazed decorated door with arched window over into:

##### RECEPTION HALL

High coved ceiling with arch and corbels. Pendant light point. Staircase with carpeted treads, timber newel post and banister rises to the first floor. Useful range of under stairs storage cupboards, the first housing the mains gas meter, mains electric meter and fuse boxes.

##### SITTING ROOM

**17'2 x 15'1 max (5.23m x 4.60m max)**

Wide box bay window to the front elevation. Focal feature period fireplace with timber surround, brick fireback. High decorative coved ceiling.

##### DINING ROOM

**15'4 x 13'11 max (4.67m x 4.24m max)**

Wide bay window to the side elevation. Coved ceiling. Picture rail. Focal feature period fire surround.

##### KITCHEN/BREAKFAST ROOM

**20'1 x 12'9 (6.12m x 3.89m)**

Window overlooking the rear. A range of cupboard and drawer storage with work surfaces, tiled splash backs. Inset one and a quarter bowl stainless steel sink. Integrated appliances include four ring gas hob with oven under. Period fireplace with timber overmantel. Inset old range style cooker with cupboards to the right. Arch way to:

##### UTILITY ROOM

**9'1 x 9'3 max (2.77m x 2.82m max)**

'L' shaped. Space and plumbing suitable for automatic washing machine. Twin multi paned bevel glazed doors to the back and door into:

##### SHOWER ROOM

uPVC double glazed window to the rear. White modern suite with wall hung wash hand basin, close coupled WC and shower.

##### FIRST FLOOR

## LANDING

Coved ceiling. Staircase continues to rise to the second floor level landing with door out to the roof garden.

## BEDROOM ONE

14'3 x 13'7 (4.34m x 4.14m)

Windows and french doors to the front set balcony. Focal feature fireplace with timber surround, cast iron fireback, tiled slips, matching tiled hearth and grate. Coved ceiling. Picture rail.

## BEDROOM TWO

15'6 x 13'11 max (4.72m x 4.24m max)

Side bay window. Coved ceiling. Door to:

## EN SUITE

Window. White modern suite with close coupled WC, wash hand basin and tiled shower with thermostatic control.

## BEDROOM THREE

13'2 x 9'6 (4.01m x 2.90m)

uPVC double glazed window to the rear. Long views towards Edgcombe.

## BATHROOM

Obscure glazed window to the rear. White modern suite with wall hung wash hand basin, WC and tiled shower with thermostatic shower control.

## BEDROOM FOUR

14' x 6'4 (4.27m x 1.93m)

Window. Coved ceiling.

## ROOF TERRACE

Far reaching panoramic views across the city towards the sea in the distance, Jennycliff and the South Hams

## EXTERNALLY

Set back from the street and pavement by an area of paving at the front. Decorative iron side entrance gate opens into a path leading through to the rear. To the rear of the property, a southerly facing fenced and enclosed courtyard garden laid to brick paviours.

## AGENTS NOTE

Tenure - Freehold.

Plymouth City Council Tax - Band E.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

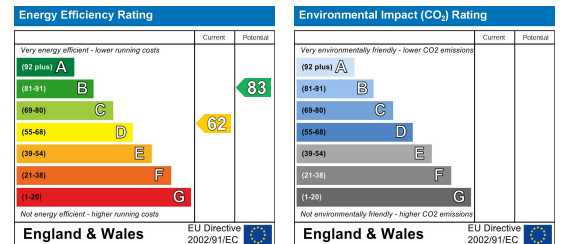


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## Viewing

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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