



'The Coach House', 147 Mannamead Road

Mannamead, Plymouth, PL3 5NU

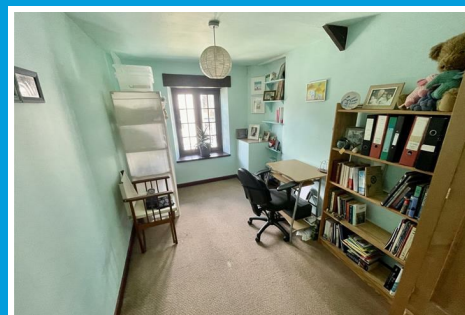
Guide Price £300,000



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'THE COACH HOUSE', MANNAMEAD RD,
PL3 5NU

GUIDE PRICE £300,000 - £325,000

THE PROPERTY

Interesting link detached property having old origins and understood to be a stable block/coach house circa 1820, developed in 1986/1987 and extended with a double storey extension in 2000. Providing a characterful home with well proportioned accommodation and set in this relatively quiet tucked away position in the heart of Mannamead. The ground floor with porch, hall, spacious fitted kitchen/dining room, large sitting room with multi fuel stove and useful downstairs shower room/utility. At first floor level, four double bedrooms and a family bathroom/WC. A good size integral garage and delightful walled private garden.

LOCATION

The property is accessed via an entrance by the traffic lights at the top of Mannamead Road and set behind the substantial pair of semi detached houses, 145/147 Mannamead Road which were developed into 14 self contained flats. The courtyard and parking area belong to the flats and The Coach House has a right of way over. Parking to The Coach House is within the garage and 'on street parking' in nearby streets such as Lockington Avenue.

ACCOMMODATION

GROUND FLOOR

PORCH

uPVC part double glazed door with adjoining window into:

HALL

Tiled floor.

KITCHEN/DINING ROOM

17'7 x 9'6 max (5.36m x 2.90m max)

Window to the front. Fitted with a range of cupboard and drawer storage set in wall and base units along tow wall. Roll edge work surfaces. Tiled splash backs. Inset one and a half bowl stainless steel sink with chrome mixer tap. Integrated appliances include fridge and separate freezer, automatic dishwasher and free standing Hotpoint dual oven/grill with extractor hood over.

SITTING ROOM

19'10 x 15'4 (6.05m x 4.67m)

Wide picture window overlooking the garden. Woodwarm multi fuel stove with slate hearth set into stone chimney breast. Wall and ceiling light points. Staircase with carpeted treads rises and turns to the first floor.

SHOWER ROOM/UTILITY

Obscure glazed window to the rear. White suite with close coupled WC, corner tiled shower with thermostatic control, vanity wash hand basin set into unit with cupboard under and adjacent space and plumbing for automatic washing machine.

FIRST FLOOR

LANDING

Velux double glazed roof light set into high vaulted ceiling. Three useful built in storage cupboards.

MASTER BEDROOM

17'4 x 12'10 (5.28m x 3.91m)

Double glazed windows to the front and side. Two runs of built in cupboard/wardrobe storage.

BEDROOM TWO

12'2 x 7'10 (3.71m x 2.39m)

Window to the front.

BATHROOM

8'9 x 5'9 (2.67m x 1.75m)

Velux double glazed roof light. White suite with close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment. Part tiled walls.

BEDROOM THREE

14' x 8' max (4.27m x 2.44m max)

Window to the front.

BEDROOM FOUR

13'9 x 7'5 (4.19m x 2.26m)

Door to front set balcony.

EXTERNALLY

A brick paved path leads up the front door and

continues through an opening to the delightful private enclosed cottage style garden with stone edged raised borders on three sides containing a profusion of interesting specimen herbaceous plants, bushes and shrubs. Clothes washing line. External lighting.

GARAGE

17'9 x 8'11 approx internal measurements (5.41m x 2.72m approx internal measurements)

Roll up door to the front. High level window to the side. Wall mounted Worcester boiler services the central heating and domestic hot water. Mains electric meter and fuses.

AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council Tax - Band C.

Any of the furniture seen, is available by separate negotiation.



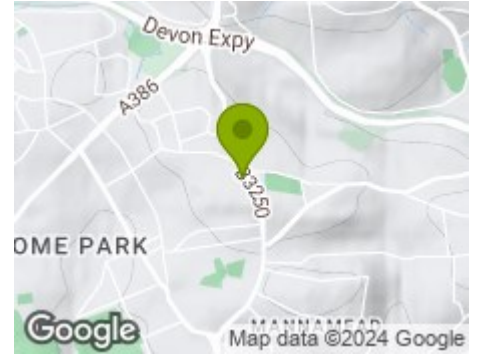
Road Map



Hybrid Map

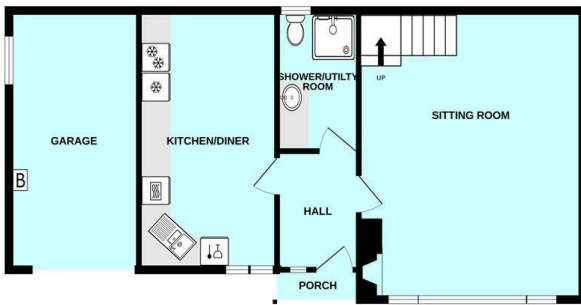


Terrain Map

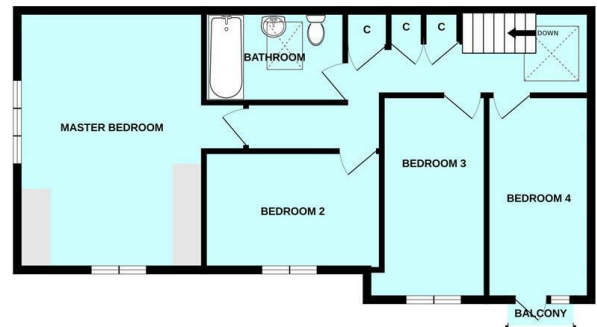


Floor Plan

GROUND FLOOR



1ST FLOOR

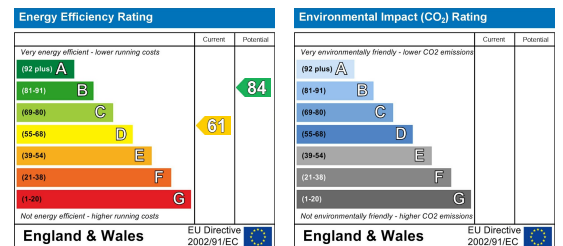


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Viewing

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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