



## 202 Mannamead Road

Hartley, Plymouth, PL3 5RE

**Offers Over £325,000**



A spacious mid-terrace, period family home in Hartley, a highly desirable area of Plymouth. The accommodation comprises an entrance hall, lounge, dining room, cloakroom/utility, kitchen/breakfast room & conservatory on the ground floor. There are 4 bedrooms & a family bathroom on the first floor. There is a front & a great-sized rear garden.





MANNAMEAD ROAD, MANNAMEAD, PLYMOUTH, PL3 5RE

ACCOMMODATION

Entrance via a wooden door with leaded light panels opens up into the porch.

PORCH 4'5" x 3'11" (1.35 x 1.2)

Tiled floor. Dado rail. Wooden door with glazed panels opens up into the entrance hall.

ENTRANCE HALL 27'0" x 6'0" (8.25 x 1.85)

Exposed wooden floor boards. Staircase rising to the first floor landing. Doors leading off through to the lounge, dining room, utility, under-stairs storage cupboard & also into the kitchen.

LOUNGE 17'4" x 13'10" (5.3 x 4.22)

uPVC double-glazed bay window to the front. Exposed wooden floorboards. Feature fireplace with wooden mantle & surround, cast iron inset & tiled hearth. Covings, ceiling rose & picture rail. Twin wooden doors with glazed panels opens up into the dining room.

DINING ROOM 12'1" x 12'3" (3.7 x 3.74)

uPVC double-glazed window to the rear. Covings & picture rail.

UTILITY/WC 7'1" x 5'2" (2.17 x 1.58)

Close coupled wc. Wall mounted wash hand basin. Plumbing for a washing machine. 2 obscured uPVC double-glazed windows to the side. Tiled floor.

KITCHEN/BREAKFAST ROOM 23'0" x 11'0" (7.03 x 3.36)

Matching base & wall mounted units to include: twin fitted ovens, fridge/freezer, dishwasher, roll edge work surface with inset four ring induction hob & sink unit with mixer tap. 2 uPVC double-glazed windows to the side. Feature chimney breast with exposed brick. Ample space for a dining table. Ceiling spotlights. Grey wood effect laminate flooring. uPVC double-glazed french doors which opens up out to a conservatory.

CONSERVATORY 11'6" x 7'3" (3.52 x 2.22)

uPVC double-glazed windows to the rear & side. uPVC double-glazed door opening up out to the rear garden. Polycarbonate roof over.

HALF LANDING

Door leading off through to bedroom 3 & bathroom.

BATHROOM 9'0" x 8'0" max (2.76 x 2.46 max)

Matching suite of panelled bath, separate shower cubical, pedestal wash hand basin, close coupled wc & chrome heated towel rail. 2 obscured uPVC double-glazed windows to the side.

BEDROOM THREE 17'1" x 11'1" (5.23 x 3.38)

Dual aspect uPVC double-glazed window to the rear & side. Exposed wooden floor boards. Picture rail. Access hatch to roof void.

FIRST FLOOR LANDING

Doors leading off through to bedrooms. Access hatch to roof void. Doors to twin storage cupboard. Dado rail.

BEDROOM ONE 14'9" x 11'8" (4.51 x 3.56)

Feature fireplace with wooden mantle & surround, tiled inset & tiled hearth. Exposed wooden floor boards. 2 uPVC double-glazed windows to the front. Covings & picture rail.

BEDROOM TWO 12'4" x 12'1" (3.76 x 3.69)

Feature fireplace with wooden mantle & surround with cast iron inset. Exposed wooden floorboards. uPVC double-glazed window to the rear. Covings & picture rail.

BEDROOM FOUR 9'10" x 7'0" (3.01 x 2.14)

Exposed wooden floorboards. uPVC double-glazed window to the front. Covings & picture rail. Currently being used as an office.

OUTSIDE

To the rear an enclosed garden which consists of an astroturf area down to a paved patio.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

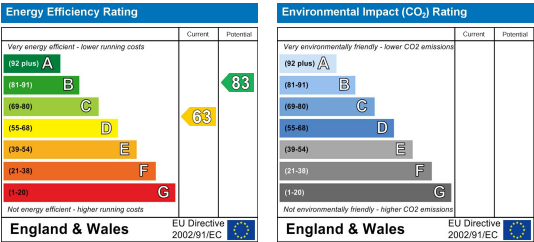
Area Map



Floor Plans



Energy Efficiency Graph



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