



## 9 Overton Gardens

Mannamead, Plymouth, PL3 5BX

£400,000

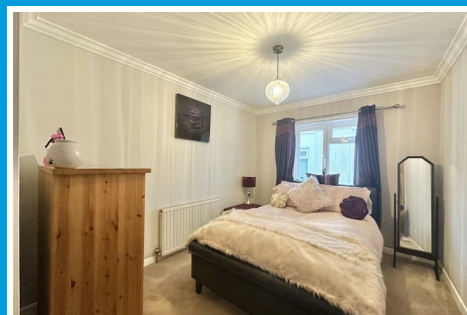
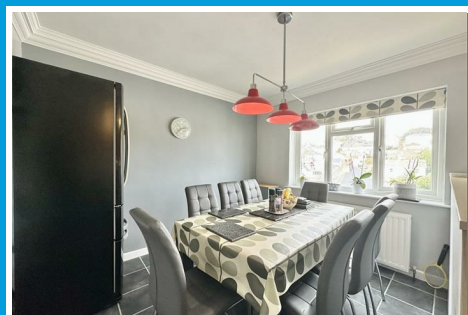




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## OVERTON GARDENS, MANNAMEAD, PLYMOUTH, PL3 5BX

### LOCATION

Set in this prime popular established residential area of Mannamead & here with a good variety of local services & amenities nearby. The position is convenient for access into the city & close by connections to major routes in other directions.

### ACCOMMODATION

A double-glazed door opens up into the ground floor with entrance hall & staircase descending to the lower ground floor bedrooms. The door leads into the generous-sized lounge with feature fireplace, light & airy with picture window to the front, window to the side & door into the spacious modern fitted kitchen/dining room. Integrated appliances include: Indesit 5 ring variable-sized gas hob, double oven/hob, 1.5 bowl under-mounted sink, Wren Gorenje dishwasher, integrated fridge & fridge cupboard with access hatch to loft.

At lower ground floor level a spacious hall with door to the rear garden, generous-sized master bedroom with en-suite wc, a second good-sized double bedroom, a third double bedroom/walk-in wardrobe. A well-appointed bathroom with electric underfloor heating & suite including bath, separate shower, wc & wash hand basin. The utility has a range of fitted cupboards & drawer storage along 2 walls, Belfast style sink & space for a tumble-dryer.

Outside access to cellar 1, doorway to cellar 2 both with good head height & other storage located beneath the drive. Low maintenance landscaped garden to the front. 3 car drive, integral garage & decked terrace. Access to the rear low maintenance back garden with wide patio & border.

### GROUND FLOOR

#### HALL

#### LOUNGE

18'2 x 14'5 max (5.54m x 4.39m max)

#### KITCHEN/DINING ROOM

18'9 x 10'7 (5.72m x 3.23m)

### LOWER GROUND FLOOR

#### HALL

#### MASTER BEDROOM

14'8 x 9'3 max (4.47m x 2.82m max)

#### EN-SUITE WC

4 x 2'10 (1.22m x 0.86m)

#### BEDROOM TWO

11'1 x 10'6 (3.38m x 3.20m)

#### BEDROOM THREE/WALK-IN WARDROBE

11'1 x 8'4 (3.38m x 2.54m)

#### BATHROOM

7'3 x 7'3 (2.21m x 2.21m)

## UTILITY ROOM

14'4 x 7'9 overall (4.37m x 2.36m overall)

## CELLAR ONE

10'9 x 10'3 (3.28m x 3.12m )

6ft 4inches approximate head height.

## CELLAR TWO

10'2 x 7'1 (3.10m x 2.16m)

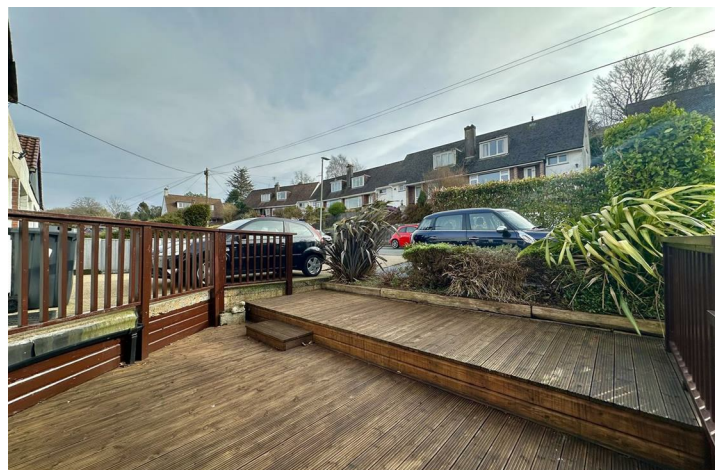
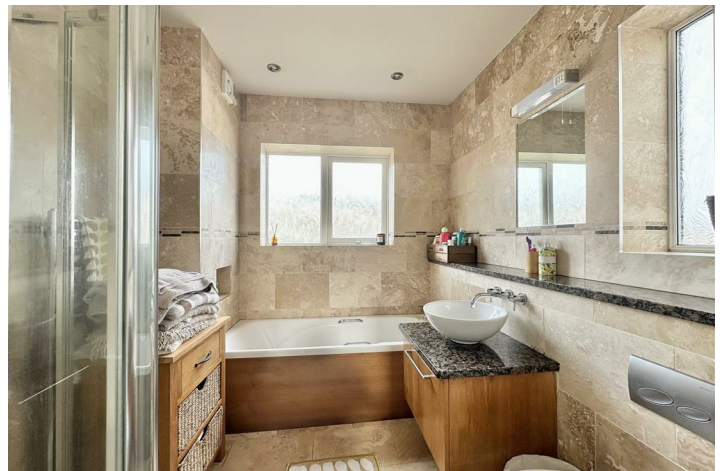
## COUNCIL TAX

Plymouth City Council

Council Tax Band: C

## SERVICES

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



Road Map



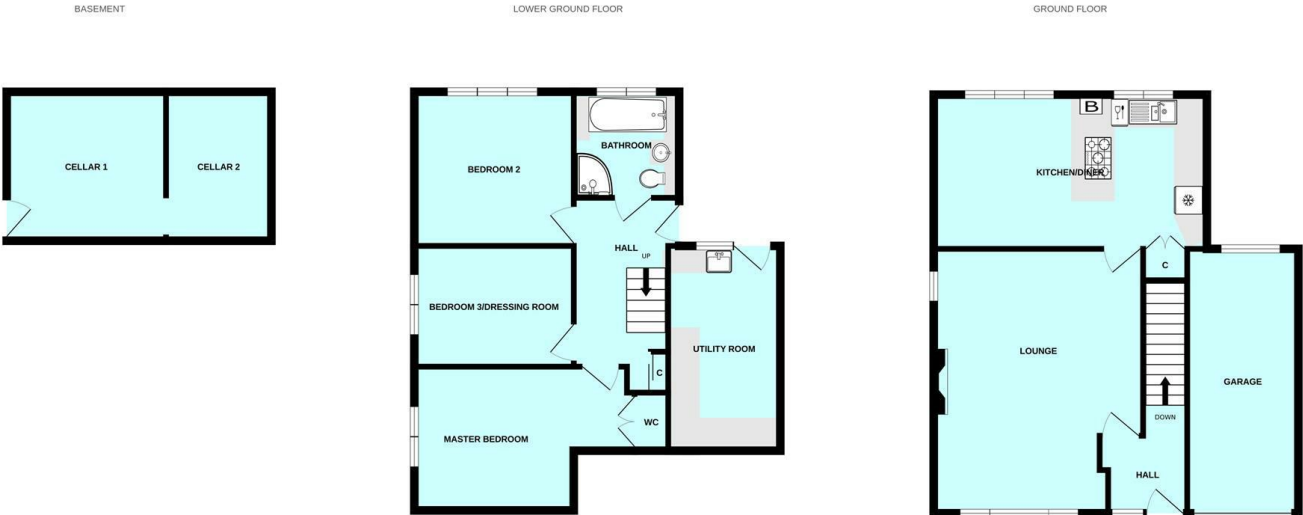
Hybrid Map



Terrain Map



Floor Plan

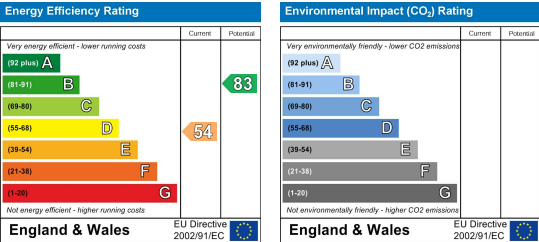


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Viewing

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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