



## 126 Compton Avenue

Mannamead, Plymouth, PL3 5DE

£525,000

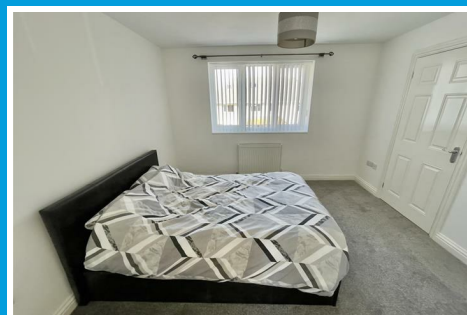
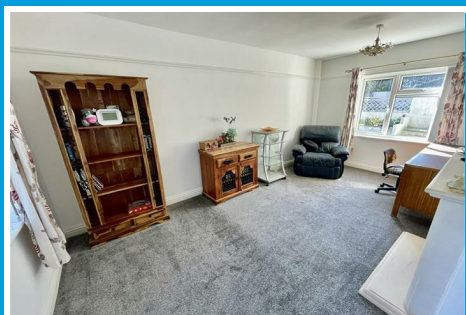




# 126 Compton Avenue

Mannamead, Plymouth, PL3 5DE

£525,000



## COMPTON AVENUE, MANNAMEAD, PLYMOUTH, PL3 5DE

### LOCATION

### SUMMARY

A substantial detached house standing on a generous-sized corner plot. Excellent parking on wide drive & within the large attached garage. A well presented home with 3 reception rooms, 21ft large fitted kitchen/breakfast room, utility room & downstairs wc. There are 3 double bedrooms, 2 with en-suite shower rooms, family bathroom & large landing with additional wide landing area/occasional bedroom 4. The property stands on a generous-sized corner plot with wrap around landscaped gardens & off-road parking for 2+ vehicles & giving access to the large garage. Gardens offering minimal maintenance with terraces, artificial lawns etc & on the south side running the full depth of the property which potentially might provide a separate plot to build on subject to any necessary consent or approval. To the rear a spacious workshop/store with power laid on. There are solar panels on the roof. No onward chain.

### ACCOMMODATION

A uPVC front door with 3 double-glazed lights opens into the porch, from here into the spacious & wide reception hall with staircase rising & turning to the first floor. A generous-sized dual aspect sitting room with windows to the front & rear with focal feature fireplace. A good-sized separate lounge with picture window to the front & double doors open into the centrally located dining room & from here with French doors into the large modern fitted integrated kitchen. This room having French doors to the end, 2 velux double-glazed lights &

an excellent range of storage incorporating a breakfast bar, integrated appliances with 4 ring induction hob, double oven/grill & 1.5 bowl sink unit. A utility room with work surface, space & plumbing for a washing machine & a wall mounted Worcester boiler servicing the central heating & domestic hot water. Access into the rear of the large garage with remote controlled roll up door to the front.

At first floor level a large landing with picture window to the front & this openly connected by a wide entrance into a spacious additional large landing area/occasional bedroom with built-in wardrobe. There are 3 good-sized double bedrooms, the master bedroom with en-suite shower room having white suite with wc, wash hand basin & shower. A generous-sized guest bedroom also with shower room incorporating white wc, wash hand basin & tiled shower with thermostatic control, both en-suites are gas powered. The family bathroom with white suite incorporating bath, wc, wash hand basin & separate tiled shower with aquatronic electrically heated shower.

Externally there is private parking on a double drive gives access to the garage. Pathways around both sides of the property & with landscaped well kept gardens. A large workshop/store with power to the rear.

### PORCH

8'5 x 3'3 (2.57m x 0.99m)

### RECEPTION HALL

14'3 x 8'1 max (4.34m x 2.46m max)

### SITTING ROOM

17'4 x 10'11 (5.28m x 3.33m)

## LOUNGE

13'8 x 10'9 (4.17m x 3.28m)

## DINING ROOM

13'2 x 9'1 (4.01m x 2.77m)

## KITCHEN/BREAKFAST ROOM

21'9 x 9'6 (6.63m x 2.90m)

## WC

## UTILITY ROOM

11'6 x 4' (3.51m x 1.22m)

## GARAGE

15' x 11'8 (4.57m x 3.56m)

## FIRST FLOOR

## MAIN LANDING

11'2 x 7'7 (3.40m x 2.31m)

## FURTHER LANDING/OCCASIONAL BEDROOM FOUR

13'2 x 8'11 (4.01m x 2.72m)

## MASTER BEDROOM

13'7 x 10'11 (4.14m x 3.33m)

## EN-SUITE

10'5 x 3'3 (3.18m x 0.99m)

## GUEST BEDROOM TWO

11'6 x 10'10 (3.51m x 3.30m)

## EN-SUITE

11'5 x 3'7 (3.48m x 1.09m)

## BEDROOM THREE

13'11 x 9' max (4.24m x 2.74m max)

## FAMILY BATHROOM

8' x 5'9 max (2.44m x 1.75m max)

## COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

## SERVICES

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





Road Map



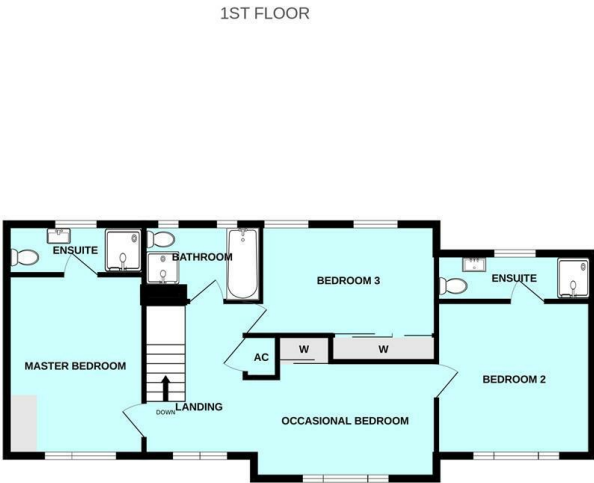
Hybrid Map



Terrain Map



Floor Plan

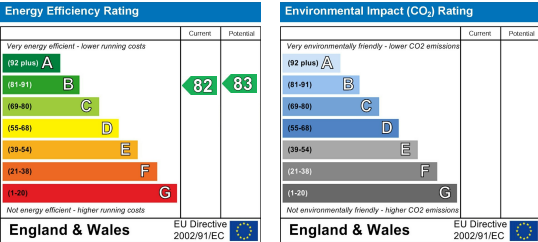


Made with Metropix ©2025

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.