



## Manadon Cottage, 6 Ramsey Gardens

Manadon Park, Plymouth, PL5 3UY

Guide Price £700,000

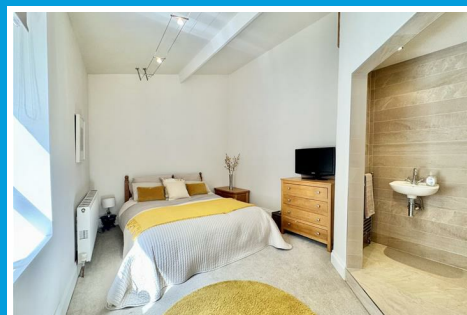
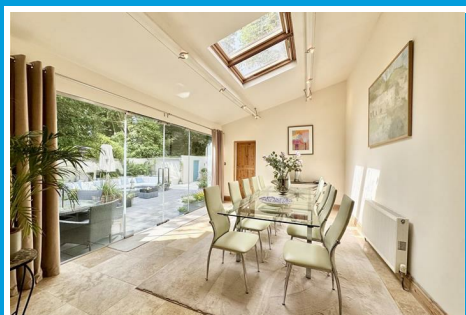




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**RAMSEY GARDENS, MANADON PARK, PL5 3UY**

**GUIDE PRICE £700,000 - £750,000**

## SUMMARY

The property comprising part of the original outbuildings to Manadon House & located tucked away quietly behind. The property is not listed.

Providing an interesting & most spacious period property, retaining characterful features such as cathedral style windows, complimented by a host of modern conveniences with easy parking & delightful gardens, a large landscaped terrace/patio ideal for Alfresco entertaining.

The generously proportioned, adaptable accommodation laid out over 2 storeys & on the ground floor with large & impressive living room 42ft long. A wide archway openly connecting to the spacious fitted kitchen/breakfast room. Access to a useful downstairs cloak room/wc & utility room which houses the 2 Vaillant gas fired boilers which service the central heating & domestic hot water. An impressive dining room with glass & glazed French doors opening to the rear courtyard. Off this the 4th bedroom with quality en-suite shower room. The staircase rises to the first floor with a landing giving access to 3 further double bedrooms. The large master bedroom with built-in wardrobes & en-suite shower room. A spacious family bathroom/wc. On the landing a step access down to the front garden. A property that must be viewed to be fully appreciated.

## LOCATION

Found in Manadon Park & located at the end of Ramsey

Gardens in this tucked away position with tree backdrop & daylong birdsong. Delightful walks & cut through paths with an excellent range of services nearby. Close by schools including Manadon Vale & St Bonafice College, a few minutes walk to the bus stop which leads directly into town. Other services all within close walking distance in the Crownhill area. Easy access into Plymouth & North to Derriford Hospital.

## ACCOMMODATION

### LIVING ROOM

41'10 x 19'10 maximum (12.50m;3.05m x 6.05m maximum)

### KITCHEN

16'4 x 13'9 (4.98m x 4.19m)

Quality fitted kitchen with integrated appliances including combination oven with microwave & grill, space for an upright fridge/freezer, under-mounted sink with mixer tap, space for 1.5m wide range style cooker.

### WC

wc & wash hand basin.

### UTILITY ROOM

5'5 x 3'2 (1.65m x 0.97m)

Sink. Window. 2 Vaillant boilers.

### DINING ROOM

18' x 12'7 (5.49m x 3.84m)

2 velux double-glazed roof lights. Windows & glazed doors overlooking the rear courtyard.

### BEDROOM FOUR

16'10 x 10'3 maximum (5.13m x 3.12m maximum)

## EN-SUITE SHOWER ROOM

Shower in wet room style, wc & wash hand basin.

## FIRST FLOOR

### LANDING

14'7 x 9'8 (4.45m x 2.95m)

### MASTER BEDROOM

15'7 x 14'9 maximum (4.75m x 4.50m maximum)

Built-in wardrobes & doors to;

### EN-SUITE SHOWER ROOM

5'10 x 6'10 maximum (1.78m x 2.08m maximum)

### BEDROOM TWO

13'10 x 9'6 (4.22m x 2.90m)

### BEDROOM THREE

10'1 x 9'7 (3.07m x 2.92m)

### FAMILY BATHROOM

12'10 x 9'7 (3.91m x 2.92m)

Quality fitted with free standing bath, bidet, wc & walk-in shower. Vanity wash hand basin.

## EXTERNALLY

Parking area with space for 3 vehicles. Long front garden. Delightful walled courtyard & lawned rear garden.

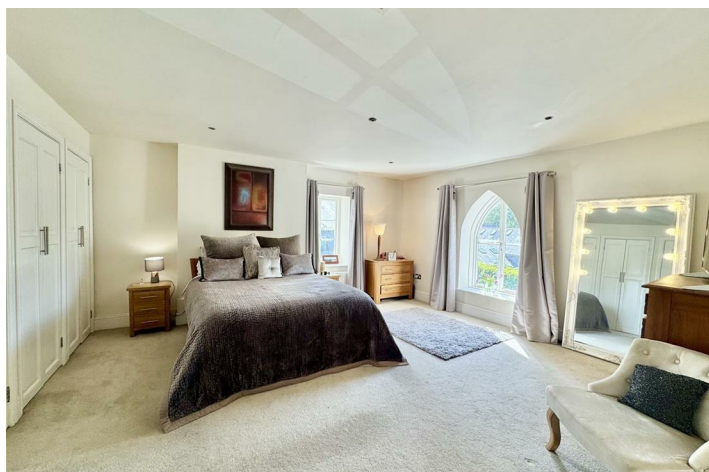
## COUNCIL TAX

Plymouth City Council

Council Tax Band: F

## SERVICES PLYMOUTH

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





Road Map



Hybrid Map



Terrain Map



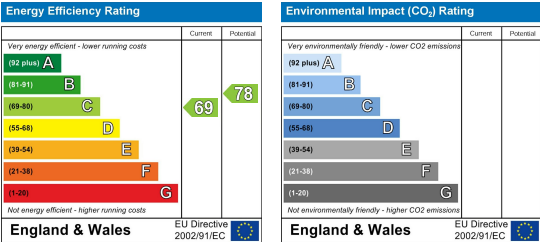
Floor Plan



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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