



5 Fortescue Place

Mannamead, Plymouth, PL3 5HT

£365,000



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FORTESCUE PLACE, MANNAMEAD, PLYMOUTH, PL3 5HT

ACCOMMODATION

Entrance via a composite front door which opens into the porch.

PORCH

5'3" x 5'0" (1.61 x 1.54)

Double-glazed roof over & double-glazed windows to the front & side. Tiled floor. Wooden door opens into the vestibule.

VESTIBULE

4'7" x 3'1" (1.4 x 0.94)

Exposed wooden floorboards with inset footwell mat. Wooden door with leaded light glazed panel opens into the entrance hall.

ENTRANCE HALL

20'3" x 5'5" narrowing to 3'1" (6.19 x 1.66 narrowing to 0.96)

Exposed wooden floorboards. Doors leading through to the lounge, dining room & kitchen/breakfast room. Staircase rising to the first floor landing with under-stairs storage cupboards.

LOUNGE

13'1" x 11'6" (3.99 x 3.53)

Feature fireplace with wood mantle & surround with cast iron inset, decorative tiles & living flame gas fire. Exposed wooden floorboards. Ceiling rose. Picture rail. uPVC double-glazed sash style window to the front. Square arch opening into the dining room.

DINING ROOM

13'0" x 9'3" (3.97 x 2.83)

Feature fireplace. uPVC double-glazed window to the rear. Exposed wooden floorboards. Picture rail.

KITCHEN/BREAKFAST ROOM

21'0" x 8'9" (6.41 x 2.69)

Attractive matching base & wall mounted units to include a space for Rangemaster cooker with fitted Rangemaster extractor hood over, integrated dishwasher & a position for a washing machine. Roll edge worktops have inset Belfast sink with mixer tap. Tiled splash-back. Range master extractor hood. Position for an American fridge/freezer. Wall mounted Ideal Logic boiler which is concealed in a cupboard. Feature decorative fireplace. Tiled floor. uPVC double-glazed window to the side. uPVC double-glazed French doors opening out to the covered garden area.

HALF LANDING

9'2" x 2'8" (2.79m x 0.81m)

Door leading to the bathroom.

BATHROOM

8'10" x 5'8" (2.71 x 1.74)

Matching suite of a free standing bath, walk-in twin shower cubical with dual shower-heads both rainfall & handheld. Wall mounted wash hand basin. Close coupled wc. Obscured uPVC double-glazed window to the side. Ceiling spotlights. Extractor fan. Tiled floor.

BEDROOM THREE

Dual aspect room with uPVC double-glazed window to the rear & side.

FIRST FLOOR LANDING

14'2" x 5'5" (4.33 x 1.67)

Staircase leading to the second floor. Doors leading to two bedrooms.

BEDROOM ONE

14'5" x 13'3" (4.4 x 4.04)

Exposed wooden floorboards. Twin storage cupboards in each chimney breast recess with venetian doors. Two uPVC sash style windows to the front.

BEDROOM TWO

12'11" x 9'3" (3.95 x 2.83)

Picture rail. uPVC double-glazed window to the rear.

SECOND FLOOR LANDING

uPVC double-glazed window to the rear overlooking the garden. Door opens to bedroom 4.

BEDROOM FOUR

21'1" narrowing to 7'9" x 13'8" narrowing to 4'11"
(6.44 narrowing to 2.38 x 4.17 narrowing to 1.51)

Twin Rotto windows to the roof with fitted blinds. Fitted storage cupboards. uPVC double-glazed window to the rear overlooking the garden. Door into the en-suite.

EN-SUITE

5'4" x 5'6" (1.63 x 1.7)

Matching suite of corner shower cubical with fitted electric Mira shower, close coupled wc & pedestal wash hand basin. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear.

OUTSIDE

The property is approached to the front via a wrought iron gate which leads to a path leading to the front door, this is bordered on one side by an area of stone chippings.

GARDEN

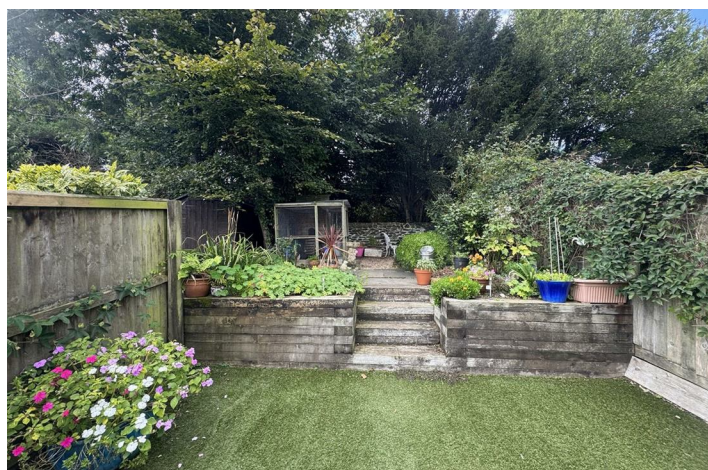
To the rear an enclosed garden which consists of a large outdoor covered seating area with a glazed roof above & flagstone patio. Steps lead up to one side to the main garden which is laid out over a number of terraces. The first being a paved patio area with a barbecue area to one side. A couple steps lead to a section of astroturfing. Further steps lead up to the rear boundary where there stands flowerbeds with inset shrubs & plants. A second stone chipped seating area & a paved patio to the rear.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES PLYMOUTH

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



Road Map



Hybrid Map



Terrain Map



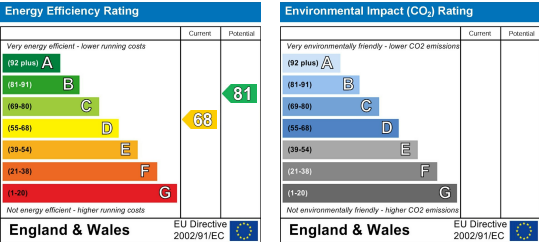
Floor Plan



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



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