



MANNAMEAD ROAD, MANNAMEAD

PLYMOUTH, PL3 4SS

**ATWELL
MARTIN**
ESTATE AGENTS

“This elegant family home oozes character. The drawing room is a phenomenal room with beautiful ceiling architraves and a wonderful feature fireplace.”

Luke Boon, Branch Manager





Mannamead Road, Mannamead, Plymouth PL3 4SS

Elegant Victorian Town House set on a large envious plot in the heart of Mannamead. With five double bedrooms, three en-suites, three reception rooms & a self contained apartment. With south westerly facing rear gardens & off road parking for three/four vehicles. Viewing highly advised.

Elegant Victorian Family Home
Five Double Bedrooms
Self Contained Apartment
Large, Level Front, Side & Rear Gardens
Off Road Parking for Four Vehicles
Three Reception Rooms
Cloakroom & Office Space
Full of Original Features
Central Location
Viewing Highly Advised
Colour Security System



Torpoint	4.2 Miles
Plymouth City Centre	1.5 Miles
Exeter	44.5 Miles
Plymouth Railway Station	1.5 Miles
Exeter Airport	48.0 Miles

LOCATION

The property is conveniently located on Mannamead Road, one of the most prestigious addresses in Plymouth. Within the vicinity are excellent state and private schools, doctor's surgery and dental practice.

Mannamead itself is perfectly positioned in the heart of Plymouth, within walking distance to Mutley Park, Mutley Plain & Hartley. Mannamead gives easy access to the A38 Devon Express way and the City Centre, Royal William Yard and the historic Barbican and world famous, Plymouth Hoe.

THE PROPERTY

You enter the property into the entrance hall, which leads through to the formal dining room, drawing room and downstairs cloakroom. The hallway has a large under stairs storage cupboard, with stairs leading up to the first floor living accommodation and has a wealth of period features.

The drawing room is full of charm and tradition and has dual aspect windows to the front and side elevation. The room is a wonderful size, with a wealth of period features, including a beautiful and original ceiling full of decorate and ornate mouldings. There is a feature fireplace and wooden blinds for additional privacy. The formal dining room has a large sash window to the side elevation which overlooks the side garden and leads through to the hallway and kitchen. There is a stunning feature fireplace, with original architraves and a ceiling rose.

The kitchen has a modern feel with a door leading out onto the gardens and stairs down to the self-contained apartment. The kitchen has a range of wall and base mounted units, complete with a work surface over.







There is a range cooker with extraction hood over plus a range of integral appliances. There is a large cupboards which houses the boiler and a Juliette balcony which overlooks the rear gardens.

Upstairs, the first floor landing gives access to the fourth and fifth bedrooms, office space and lounge. There is a large sash window to the side elevation filling the landing with light along with period style ornate moulding on the wall giving a real sense of character. This starts from the ground floor and continues up to the second floor. The office space is at the rear of the property and has ample space for someone who needs to work from home. The fifth bedroom is a perfect guest suite and has a fitted wardrobe and an en-suite shower room. The en-suite shower room has a walk in shower, low level w/c hand wash basin and underfloor heating. The en-suite is fully tiled.

Bedroom four has a large window to the front elevation and is full of period features. There is an en-suite shower room with a low level w/c, hand wash basin, a walk in shower and underfloor heating, plus a walk in wardrobe for additional storage. The lounge can be used as a third bedroom and has dual aspect windows to the front and side elevation. There is a pull down bed with wardrobe space either side, and access into a dressing room and en-suite shower room. The en-suite shower room has a walk in shower, low level w/c, hand wash basin and underfloor heating.

The second floor landing leads to the family shower room and bedrooms one and two. The master bedroom has dual aspect windows to the front and side elevation. There is ample storage space with cupboards set within the eaves, and a hand wash basin. The master bedroom is a wonderful size and is tastefully presented. Bedroom two has a triple aspect windows with a views over the rear gardens and a skylights to both side elevations. Bedroom two has ample storage space again set within the eaves and is tastefully presented.

The self contained apartment has a large lounge, double bedroom, kitchenette, bathroom and dressing area. The lounge is a wonderful size and has French doors which open out onto the gardens. The lounge leads through to the dressing area, which has a range of built in wardrobes and gives access to the bedroom, bathroom and kitchenette. The bedroom has a fitted wardrobe and a window to the side elevation. The bathroom is fully tiled with a mirrored splashback, has a panelled bath with a shower overhead, low level w/c and a hand wash basin.

The kitchenette has a range of wall and base mounted units, with an inset sink drainer and space for a range of white goods. There is an integral electric oven and an archway through to the living space. There are sliding doors separating the kitchenette to the dressing room.

OUTSIDE

Externally the rear gardens are mainly laid to lawn, with a large patio to the rear with access out to the rear parking. The side gardens are mainly laid to lawn with access to the front parking area, with a patio space perfect for entertaining. The front gardens are mainly laid to lawn. There is a path leading to the front door, with steps down to the self contained apartment.

The property has off road parking to the front for three vehicles. There is a parking space at the rear for a vehicle and is accessed via a large service lane.

TENURE & SERVICES

Tenure – Freehold

Services – Mains Water, Gas, Drainage & Electricity

EPC – TBC

Council Tax Band - D & A

PRICE - £750,000

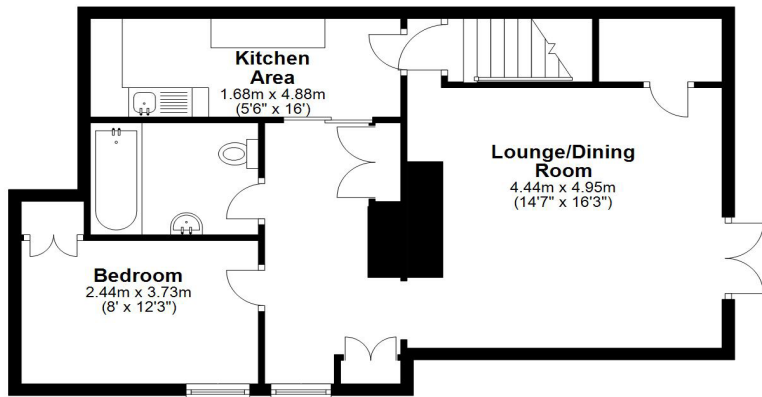


“The rear gardens are perfect for entertaining with friends and family. With a large level lawn and a patio which make the most out of the afternoon sunshine.”

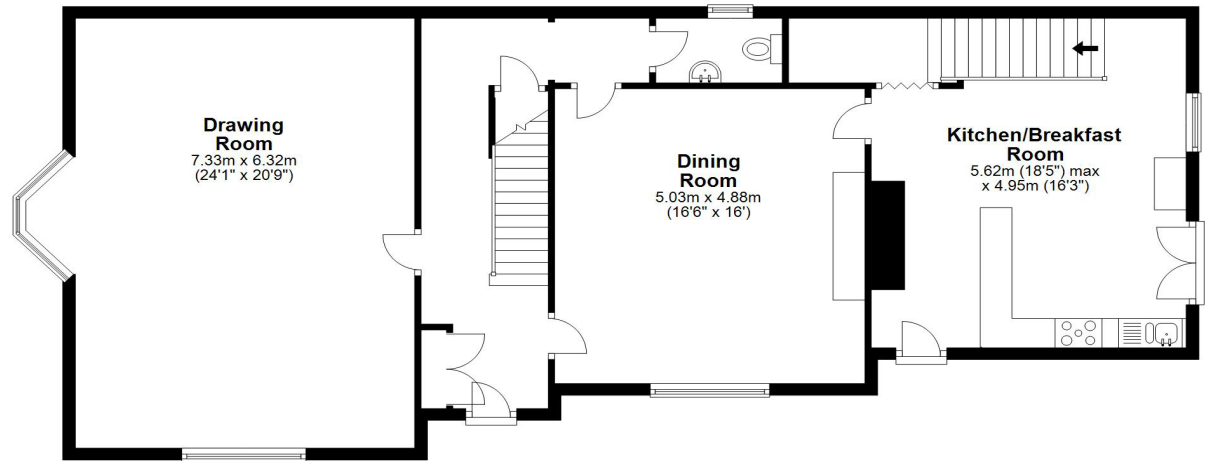




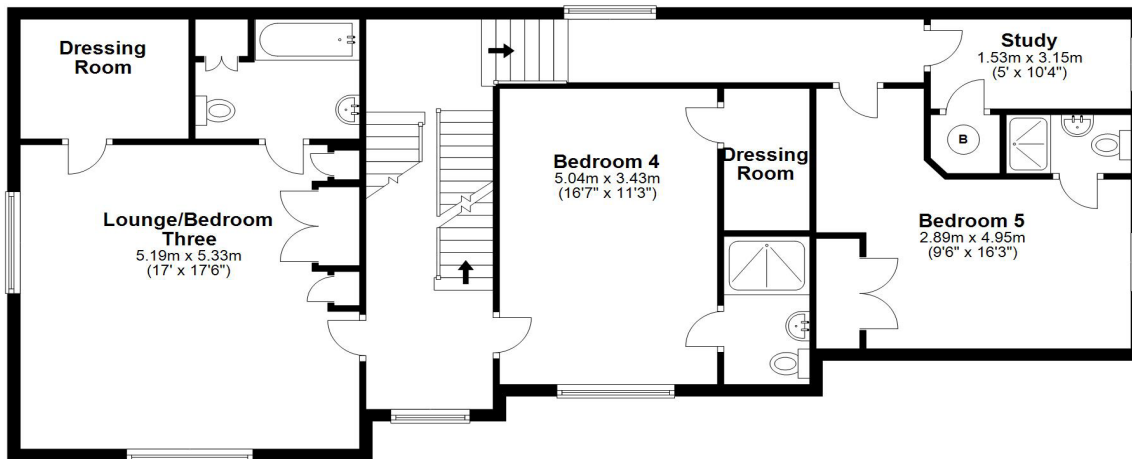
Basement



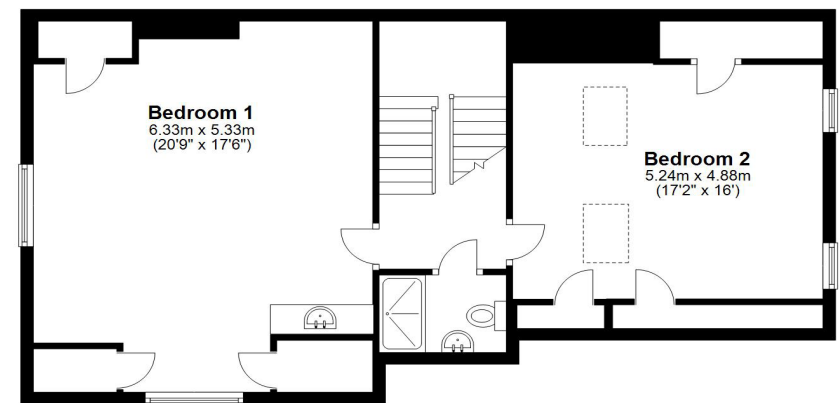
Ground Floor



First Floor



Second Floor



Total area: approx. 358.8 sq. metres (3862.3 sq. feet)
Mannamead Road, Mannamead, Plymouth

Whilst every attempt has been made to ensure the accuracy of the floor plan(s) contained here, measurements or doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Meet the Sales Team



Luke Boon
Branch Manager



Julie Elmes
Senior Sales Negotiator



Victoria Prowse
Sales Negotiator



Kieran Dyer
Sales Negotiator



65 Southside Street
The Barbican
Plymouth PL1 2LA
01752 202121
plymouthsales@atwellmartin.co.uk
www.atwellmartin.co.uk

Associated London office in Park Lane W1

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