



**Connells**

Seymour Road  
Mannamead Plymouth



## Property Description

Situated in one of the City's most desirable locations of Mannamead. This beautifully presented and substantial four bedroom semi-detached family home. Benefitting from; Two reception rooms, luxury kitchen, driveway & garage, generous south facing garden with wonderful views and master en-suite

The accommodation on the ground floor comprises; entrance porch, hallway, leading to a generous size lounge with bay window to front aspect with sliding doors opening to the dining room with picture window to the rear offering far reaching views, the perfect setting for meals & socialising.

To complete the ground floor is a modern kitchen fitted with an excellent range of integrated appliances, windows to the side and rear aspect overlooking the rear garden.

Upto the first floor, a landing gives access to the Two double bedrooms and generous single, with bedroom two & three having built in wardrobes. Complemented by a pristine family bathroom, comprising; bath & shower, tiled floor, W.C, sink with mixer tap and heated towel rack.

Capping off this impressive home is the primary suite on the second floor, with built-in wardrobe's & hard-wood floor. This room also benefits from a stunning en-suite.

Externally is the southerly facing gardens, down some steps you will find the newly

composite decked area, with tiered patio & lawn area to the bottom. Offering a tranquil spot for al-fresco dining & entertaining. Accessed from the garden is a bar/playroom/office & cellar.

## Ground Floor

### Lounge

14' 2" x 13' 7" ( 4.32m x 4.14m )

### Dining Room

14' 4" x 11' 8" ( 4.37m x 3.56m )

## First Floor

### Bedroom One

14' 6" x 13' 6" ( 4.42m x 4.11m )

### Bathroom

### Bedroom Three

11' 5" x 8' 10" ( 3.48m x 2.69m )

### Bedroom Four

8' 7" x 8' 6" ( 2.62m x 2.59m )

## Second Floor

### Bedroom Two

12' 2" x 10' ( 3.71m x 3.05m )

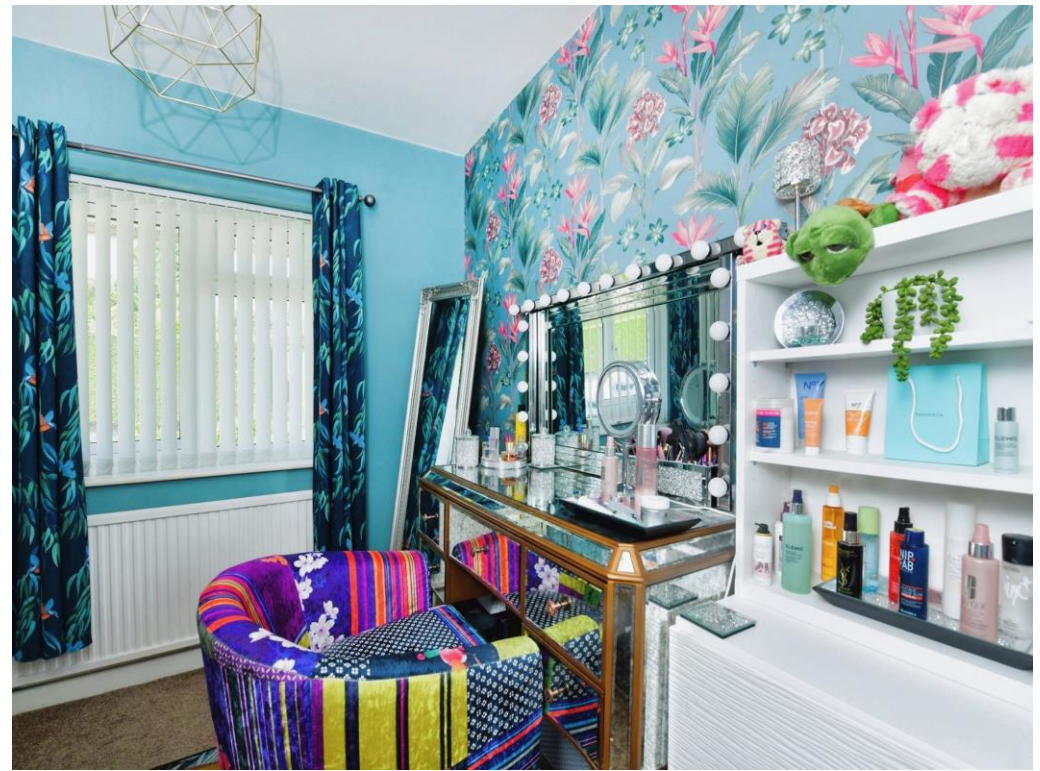
### En-Suite

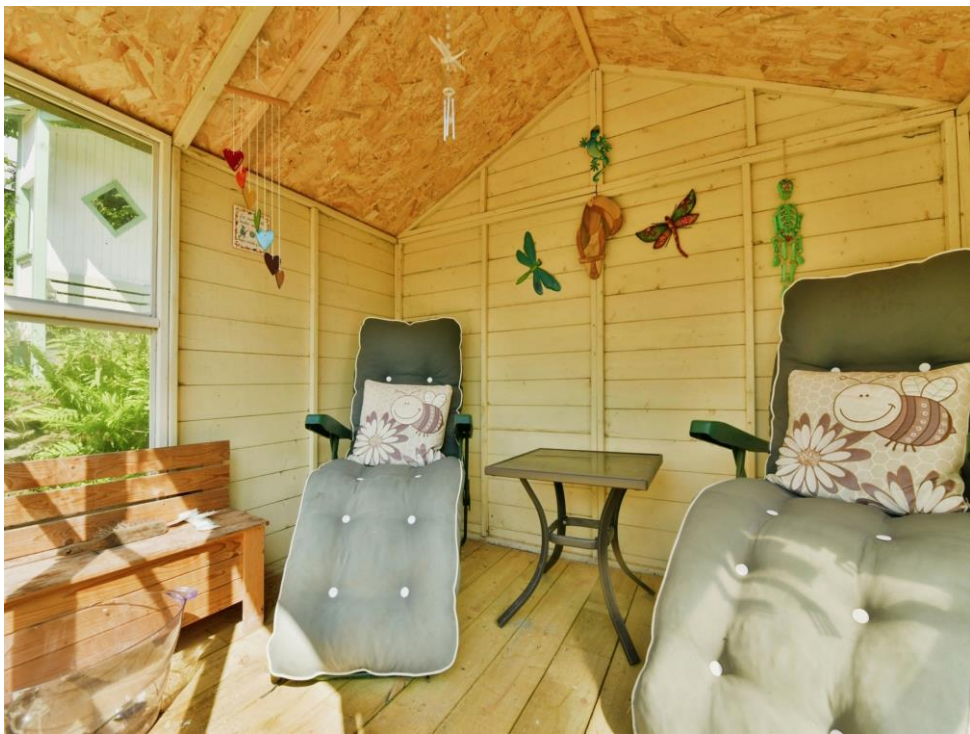
### Storage

### Garage

### Outbuilding

Cellar









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**EPC Rating: D**

Tenure: Freehold

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