



**Connells**

Long Rowden  
Plymouth



## Property Description

Welcoming to the market is the exciting opportunity to acquire this well-presented three bedroom semi-detached family home, situated in a sought-after location. Benefiting from three bedrooms, two reception rooms, kitchen, bathroom, front & rear garden, garage and on-street parking.

Located in the popular residential area of Peverell, close to a host of local amenities such as an array of shops, restaurants, local parks and well-regarded schools whilst being a stone's throw away from the city centre and Plymouth train station.

The accommodation comprises; a spacious dining room with a beautiful bay window to the front, followed by a lounge with sliding doors to a large low-maintenance rear garden, a modern kitchen with matching wall and base units and access to the rear garden and door to under-stairs storage cupboard.

On the first floor, you will find two good-sized double bedrooms with the second bedroom benefiting from a bay window, a further single bedroom and a modern tiled family bathroom comprising bath with overhead shower, hand basin, W.C. and chrome heated towel rail.

Externally, this property offers a large low-maintenance rear garden, a front garden, single garage and easy on-street parking.

This property is the perfect opportunity for a first-time buyer or growing family, appealing

to a wide range of buyers.

**BOOK YOUR VIEWINGS NOW!**

## Ground Floor

### Dining Room

12' maximum x 11' 9" maximum ( 3.66m maximum x 3.58m maximum )

### Lounge

12' maximum x 15' 7" maximum ( 3.66m maximum x 4.75m maximum )

### Kitchen

7' 1" maximum x 14' 4" maximum ( 2.16m maximum x 4.37m maximum )

## First Floor

### Bedroom One

11' 3" maximum x 14' 1" maximum ( 3.43m maximum x 4.29m maximum )

### Bedroom Two

11' 4" maximum x 11' 9" maximum ( 3.45m maximum x 3.58m maximum )

### Bedroom Three

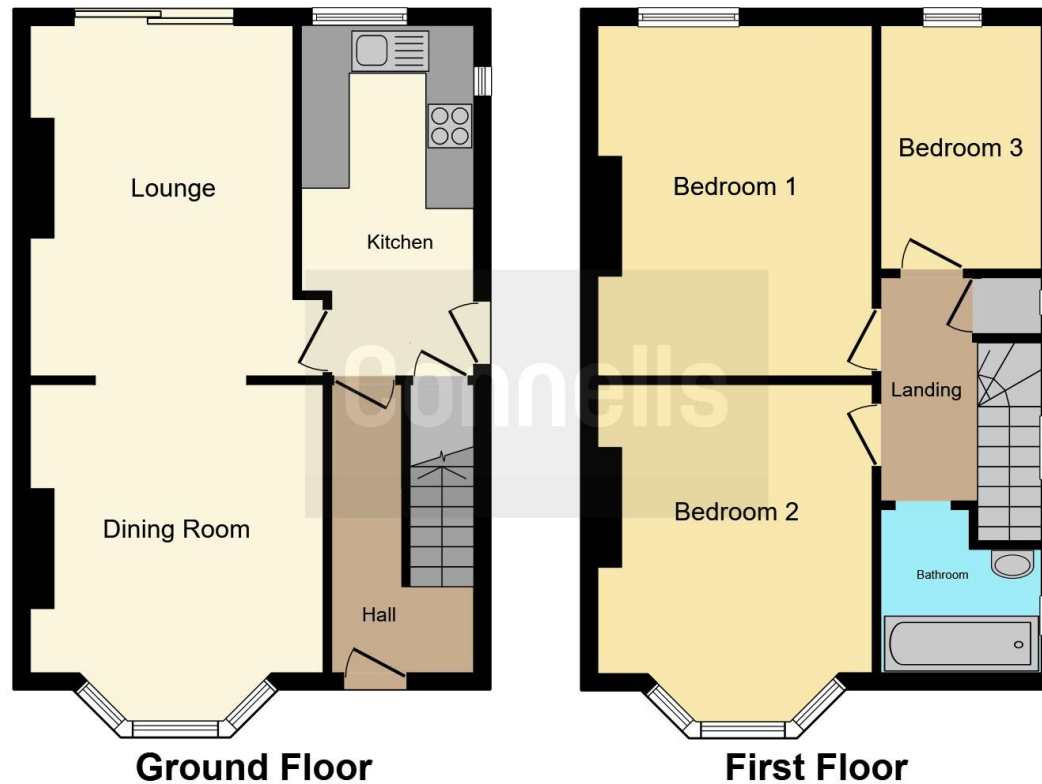
7' 1" x 10' ( 2.16m x 3.05m )

### Bathroom









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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32 Mannamead Road  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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