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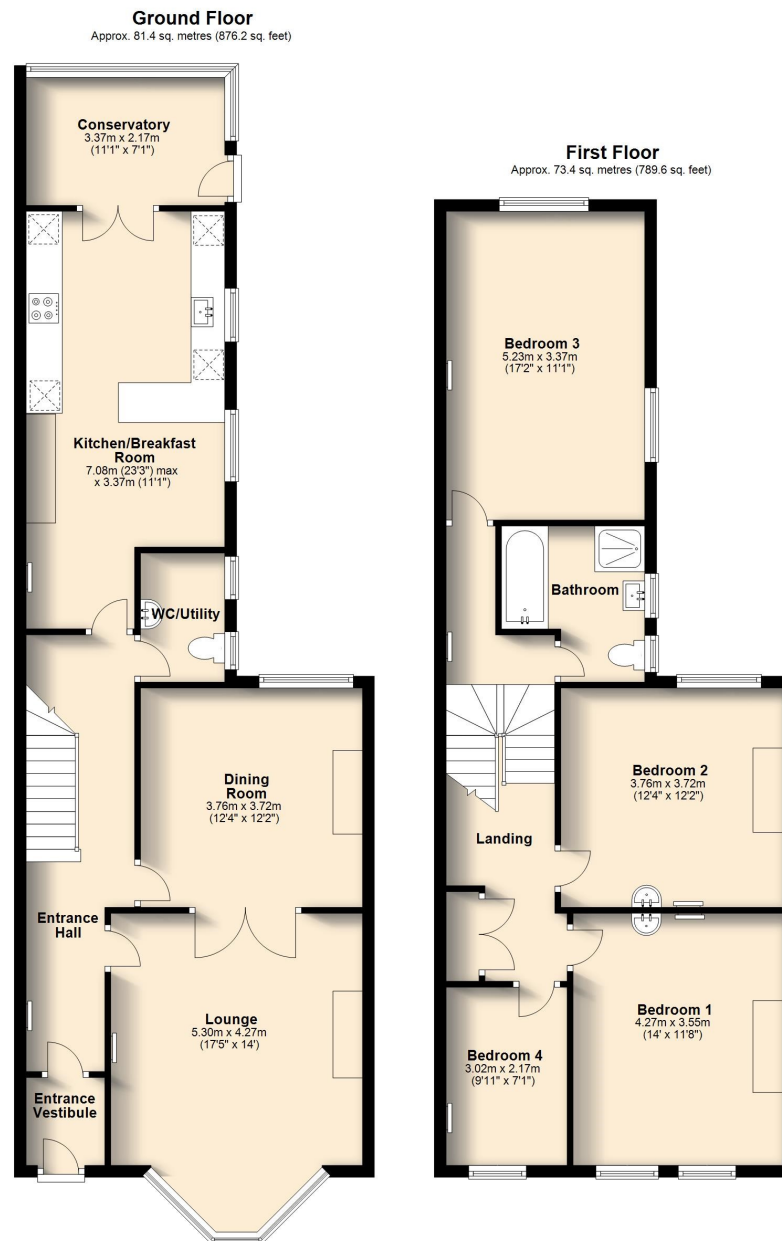
**Email Us**  
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**Opening Hours**  
**Monday - Friday**  
 9.15am—5.30pm  
**Saturday**  
 9.00am—4.00pm  
 (Central Plymouth Office Only)

**Our Property Reference:**  
 15/E/24 5454

**Floor Plans...**



**PLYMOUTH HOMES** ESTATE AGENTS



**202 Mannamead Road, Mannamead, Plymouth, PL3 5RE**

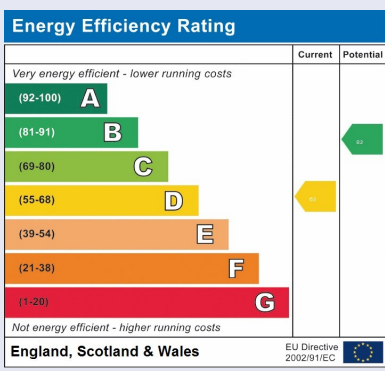
- SUBSTANTIAL HOME PERIOD FEATURES**
- THREE RECEPTIONS**
- FOUR BEDROOMS**
- RECENTLY FITTED KITCHEN**
- REAR GARDEN**

*We feel you may buy this property because...*  
 'Of the particularly spacious accommodation on offer within this lovely period home.'

**Offers In Excess Of**  
**£360,000**

**Further Information...**

*Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.*



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## Number of Bedrooms

Four Bedrooms

## Property Construction

Solid Stone Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

On Street Parking

## Outside Space

Front And Rear Gardens

## Council Tax Band

C

## Council Tax Cost 2024/2025

Full Cost: £1,968.77

Single Person: £1,476.58

## Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £5,500

Second Home or Investment

Property: £16,300

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

## What3words Location

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## Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

## Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

## Introducing...

This substantial home retains a number of period features and also boasts a rear garden measuring 23.67m (77'8"). Internally the accommodation offers: bay fronted lounge, separate dining room, a recently fitted kitchen/breakfast room with a range of integrated appliances, downstairs wc/utility, conservatory, four bedrooms (three large doubles) and a four-piece bathroom suite. Plymouth Homes recommend an early viewing to fully appreciate the size on offer within this character property.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

A part glazed entrance door with stained glass inserts and window above opens into the entrance vestibule.

#### ENTRANCE VESTIBULE

With feature tiled flooring, coving to ceiling, half glazed door with feature-stained glass panel opening into the entrance hall.

#### ENTRANCE HALL

With radiator, wooden floorboards, dado rail, picture rail, coving to ceiling, stairs rising to the first-floor landing with decorative carved newel post and a range of under-stairs storage cupboard, from the understairs cupboard nearest the kitchen stairs descend to a cellar area with partially restricted head height.

#### LOUNGE

**5.30m (17'5") x 4.27m (14')**

A beautiful reception room with double glazed bay window to the front, decorative feature fireplace, radiator, wooden floorboards, picture rail, decorative coving to ceiling with ceiling rose, part glazed double doors into the dining room.

#### DINING ROOM

**3.76m (12'4") x 3.72m (12'2")**

With double glazed window to the rear, wood effect laminate flooring, picture rail, coving to ceiling, door to the entrance hall.

#### WC/UTILITY

**2.19m (7'2") x 1.43m (4'8")**

With space for washing machine and tumble dryer, two obscure double-glazed windows to the side, tiled flooring, wall mounted wash hand basin and low-level WC.



#### KITCHEN/BREAKFAST ROOM

**7.08m (23'3") max x 3.37m (11'1")**

A recently fitted kitchen with a matching range of base and eye level units with quartz worktop space above, butler style sink unit with Quooker instant hot water tap, quartz splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, a range of integrated appliances to include fridge, freezer, dishwasher, fitted eye level oven, fitted eye level combination microwave oven, four ring hob with cooker hood above, two double glazed windows to the side, feature exposed chimney breast, radiator, wood effect laminate flooring, recessed ceiling spotlights, space for table and chairs, glazed double doors into the conservatory.

#### CONSERVATORY

**3.37m (11'1") x 2.17m (7'1")**

With double glazed windows to the side and rear overlooking the garden, uPVC half glazed door opening to the rear.

#### FIRST FLOOR

#### LANDING

With built in storage cupboard, radiator, dado rail, coving to ceiling, access to the loft space, obscure window to the rear.

#### BEDROOM 1

**4.27m (14') x 3.55m (11'8")**

A lovely sized double bedroom with two double glazed windows to the front, decorative fireplace, radiator, wooden floorboards, picture rail, coving to ceiling.

#### BEDROOM 2

**3.76m (12'4") x 3.72m (12'2")**

A second double bedroom with double glazed window to the rear, decorative fireplace, radiator, wooden floorboards, picture rail, coving to ceiling.

#### BEDROOM 3

**5.23m (17'2") x 3.37m (11'1")**

A third double bedroom with double glazed window to the rear overlooking the garden, double glazed window to the side, radiator, wood effect laminate flooring, picture rail, access to the tenement roof space.

#### BEDROOM 4

**3.02m (9'11") x 2.17m (7'1")**

With double glazed window to the front, radiator, wooden floorboards, picture rail, coving to ceiling.

#### BATHROOM

**2.65m (8'8") max x 2.43m (8')**

Fitted with a four-piece suite comprising panelled bath, pedestal wash hand basin, shower cubicle, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, two obscure double-glazed windows to the side.

#### OUTSIDE:

##### FRONT

The front is approached via steps rising to a garden area and the main entrance. At street level there is a bin store with external power and lighting.

##### REAR

The rear garden is a particular feature of the property and measures **23.67m (77'8") from the rear of the conservatory x 5.94m (19'6") at widest**. Along the side of the house is a courtyard area with flower borders, steps then descend to a decked seating area descending to paved patio and lawned sections with mature trees, shrubs and enclosed by stone walls and fencing.

