



**Falcon**  
fine

01752 600640

## 11 College Avenue

Mannamead, Plymouth, PL4 7AL

Guide Price £400,000 - £425,000



## In Brief

### Mid Terraced Double fronted Period property

|                        |                       |                    |                  |
|------------------------|-----------------------|--------------------|------------------|
| <b>Reception Rooms</b> | Three Reception Rooms |                    |                  |
| <b>Bedrooms</b>        | 5 Bedrooms            |                    |                  |
| <b>Heating</b>         | Gas Central Heating   | <b>Parking</b>     | Off Road parking |
| <b>Area</b>            | 2387 SqFt             | <b>Council Tax</b> | E                |
| <b>Tenure</b>          | Freehold              |                    |                  |

## Description

Exciting opportunity to acquire this Central Spacious with period features this delightful property that also offers off road parking for 2 vehicles and a bike shed. The front elevation has a private south facing tiered Garden with a fish pond and seating and patio areas to enjoy good weather whilst offering shaded and private areas. With also a private Inner Courtyard that gives a secure space that can only be accessed via the house.

The property is very versatile offering larger than average reception rooms and a study , utility room and bathroom on the ground floor.

The first floor you will find there is 5 Bedrooms, family bathroom , the main Bedroom has a dressing room and another additional bathroom / En Suite. Being a family home for over 30 years, the property will not disappoint as decorated to a high standard and very well presented. The property is an absolute credit to the current owners. With wrought iron front gates that also gives the property fantastic kerb appeal. Located close to the parade of shops on Mutley Plain, great links to the A38 and Plymouth City Centre Local secondary schools and Montpelier Primary school. Viewing advised.

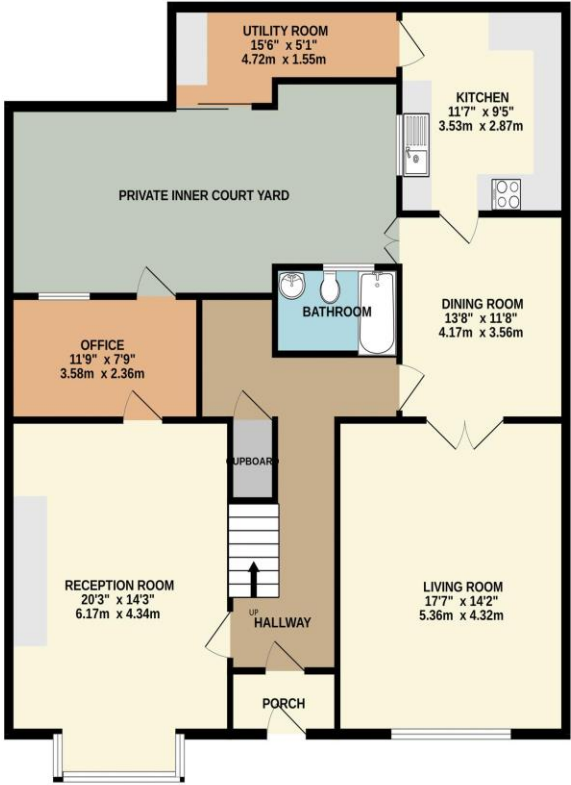
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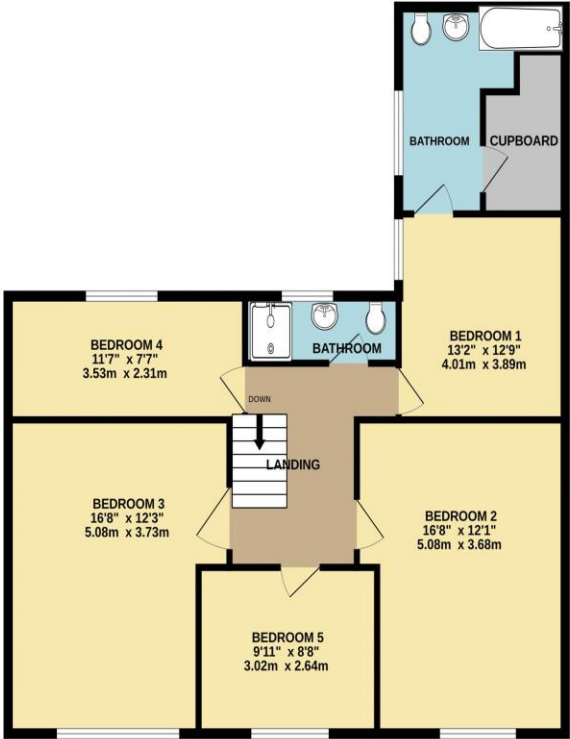
# Floor Plans

## 11 College Ave Brochure

GROUND FLOOR  
1371 sq.ft. (127.3 sq.m.) approx.



1ST FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA : 2387 sq.ft. (221.7 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 77                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 55      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
| www.epc4u.com                               |         |                         |

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