



53 Hermitage Road, Mannamead, Plymouth, Devon, PL3 4RX



Price £425,000

Situated on the lower side of Mannamead, Hermitage Road forms part of an elegant and highly desirable crescent just moments from the heart of Hyde Park. The vibrant parade of independent shops, cafe's and local amenities in Hyde Park creates a wonderful community atmosphere, complemented by the area's highly regarded primary school.

Enjoying a prized position on the southern side of the road, the property benefits from a wide-ranging outlook stretching across the rooftops of the city towards the shimmering waters of the English Channel, the iconic Plymouth Breakwater, and the rolling hills of Southeast Cornwall.

This mid-terraced, bay-fronted Victorian residence retains an abundance of original character and period charm. Ornate mouldings, fine balustrades, decorative corning and elegant ceiling roses combine to create a home of warmth and distinction.

The beautifully proportioned accommodation includes a stunning principal lounge with communicating doors opening into the dining room, where French doors lead seamlessly out to the walled rear garden—perfect for entertaining and family living. The dual-aspect kitchen/breakfast room is equally impressive, fitted with quality units and a range of integrated appliances, while a convenient cloakroom completes this level.

To the first floor are four well-proportioned bedrooms and a family bathroom, together with a cleverly concealed luxury en-suite shower room accessed from the second bedroom—an unexpected and delightful feature.

The lower ground floor offers excellent versatility and further potential. Currently arranged as an all-purpose room with an adjacent utility room providing direct access to the garden, this space could lend itself to a variety of uses.

A particular highlight of the property is the enclosed rear garden, thoughtfully arranged with a lawn and a secluded patio area—an ideal setting for relaxation and outdoor entertaining.

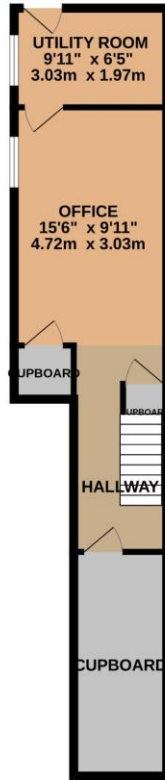
An early viewing is highly recommended to fully appreciate the generous proportions, period character and exceptional location of this charming Victorian home.

To view this property call Lang Town & Country Estate Agents on **01752 256000**.

www.langtownandcountry.com







TOTAL FLOOR AREA : 1974 sq.ft. (183.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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.
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