



Flat 3, 8 Seymour Road

Mannamead, Plymouth, PL3 5AS

£250,000



Set in one of Plymouth's most sought after residential roads in the heart of the Mannamead Conservation Area, is this imposing detached Victorian villa, built about 1840. 'The Old School House' has been previously converted to provide 2 mews houses & 6 apartments. This superb top floor apartment is beautifully designed & benefits from fabulous views across the communal grounds towards the City Centre & The Breakwater. The apartment has an entrance hallway with a large storage cupboard, a family bathroom & an open-plan kitchen/diner. The kitchen/diner has an excellent range of integrated appliances to include a double oven, hob, integrated microwave, separate fridge & freezer, dishwasher & washer/dryer. The dining area is a generous size which incorporates a large bay window, which provides a southerly aspect over the gardens & towards The Breakwater. There is a separate sitting room which in turn has the fabulous bay window & outlook. There are 2 bedrooms with the master having en-suite facilities & a walk-in wardrobe. The property benefits from uPVC double-glazing with a sash-style design, gas central heating & an entry phone system. Externally, are beautifully kept communal grounds & a gated entrance which provides access to the allocated parking space. No onward chain.



SEYMOUR ROAD, MANNAMEAD, PLYMOUTH, PL3 5AS

ACCOMMODATION

A wooden door opens into the apartment.

ENTRANCE HALL 10'4" x 7'9" (3.17m x 2.38m)

Wall mounted phone entry system. Doors lead to the lounge, kitchen/diner, bathroom & 2 bedrooms. Twin doors lead to a storage cupboard.

LOUNGE 16'10" x 15'8" maximum (5.14m x 4.78m maximum)

uPVC double-glazed bay window to the rear with views over the garden & distant views towards Plymouth Sound and The Breakwater. Ceiling spotlights.

OPEN-PLAN KITCHEN/DINER

A lovely open-plan room.

DINING AREA 20'1" x 14'3" maximum (6.14m x 4.36m maximum)

Ample space for a dining table. uPVC double-glazed bay window to the rear with views over the garden & distant views towards Plymouth Sound and The Breakwater. Ceiling spotlights. The room opens into the kitchen area.

KITCHEN AREA 8'10" x 8'2" (2.7m x 2.51m)

Matching base & wall mounted units to include fitted twin Neff oven, fitted Hotpoint microwave, integrated dishwasher, integrated washing machine & integrated fridge/freezer. Roll edge granite worktops with matching up-stands have inset 1.5 bowl sink unit & 4 ring gas Neff hob with a Zanussi filter hood over. Wall mounted Vokera boiler concealed in unit. Ceiling spotlights.

BEDROOM ONE 13'7" x 11'5" (4.16m x 3.49m)

uPVC double-glazed sash style window to the side. Door to walk-in wardrobe & ensuite.

WALK-IN WARDROBE 6'2" x 4'7" (1.88m x 1.4m)

Twin hanging rails with shelving above.

EN-SUITE 7'1" x 4'5" (2.17m x 1.37m)

Matching suite of fitted shower cubical. Close coupled wc. Pedestal wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Extractor fan. Ceiling spotlight.

BEDROOM TWO 10'5" x 9'1" (3.18m x 2.77m)

uPVC double-glazed sash style window to the side. Ceiling spotlights.

BATHROOM 7'9" x 5'5" (2.37m x 1.67m)

Matching suite of panelled bath with mixer shower attachment, close coupled wc & pedestal wash hand basin. Chrome heated towel rail. Tiled walls & floor.

OUTSIDE

A secure gated entrance opens into the driveway & allocated parking spaces for the residents. Surrounding the building are private landscaped gardens to enjoy & relax in and there is useful storage within the basement.

TENURE

Leasehold - Share of Freehold with a term of 999 years from 01/01/2007 with circa 980 years remaining. Annual service charge of £2,149.36. Annual ground rent of £290 payable if the occupier doesn't wish to become a member of the company and buy a share in The Old School House (Seymour Road) Limited.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

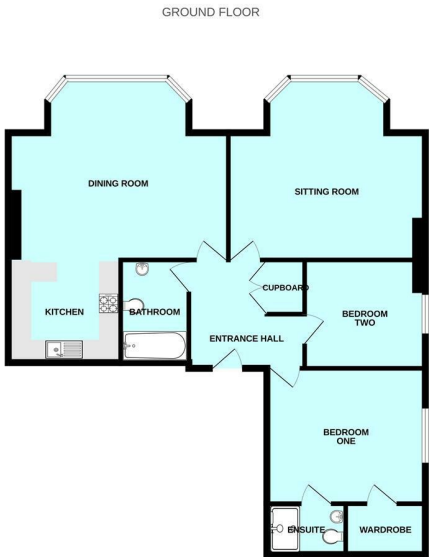
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

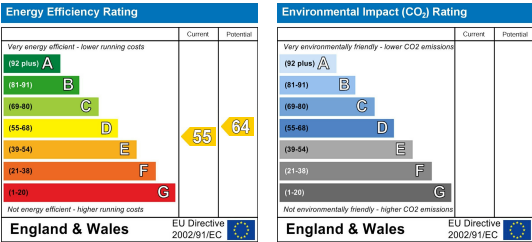
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.