



**Connells**

Mannamead Rise Mannamead Avenue  
Plymouth

# Mannamead Rise Mannamead Avenue Plymouth PL3 4SP

for sale guide price  
**£350,000**



## Property Description

Located in the desirable location of Mannamead Rise, close to a host of local amenities, well-regarded schools and local parks, whilst offering easy access to the city centre, A38 and main transport links.

As you enter this home, you are welcomed by a new modern kitchen with matching wall and base units and built-in appliances, with access to a separate utility/cupboard. The heart of the home is the large and beautifully proportioned lounge/dining room, which retains many original period features including high ceilings, original paneling, bay window, and a feature fireplace. On the first floor you will find two good-sized double bedrooms both benefiting from built-in storage, and a modern family bathroom comprising a bath with overhead shower, hand basin and WC. A large loft space provides excellent additional storage or potential for further use, subject to the necessary consents.

Externally, the property sits within large, established and private mature gardens and grounds held on a freehold title - an increasingly rare feature for a property of this type in this location. A shared driveway leads to a dedicated parking space. The rear garden also features a versatile garden room/home office, ideal for remote working, a creative studio, or additional leisure space.

Very well presented throughout and offered with a wealth of period character, this is an exceptional opportunity to acquire a wonderful family home in one of Plymouth's most

sought-after addresses.

## Ground Floor

### Lounge/Dining Room

21' 8" maximum x 13' 9" maximum ( 6.60m maximum x 4.19m maximum )

### Kitchen

16' x 9' ( 4.88m x 2.74m )

### Utility/Cupboard

9' 10" x 3' 2" ( 3.00m x 0.97m )

## First Floor

### Bedroom One

15' 2" maximum x 11' 8" maximum ( 4.62m maximum x 3.56m maximum )

### Bedroom Two

10' 2" maximum x 9' 3" maximum ( 3.10m maximum x 2.82m maximum )

### Bathroom

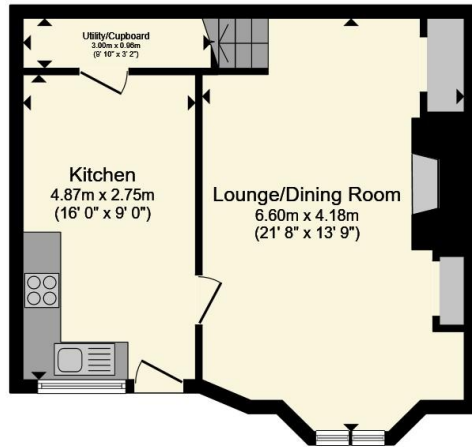
## Outbuilding/Utility

11' 5" x 8' 11" ( 3.48m x 2.72m )





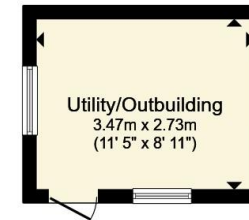




**Ground Floor**



**First Floor**



**Outbuilding**

**Total floor area 92.2 m<sup>2</sup> (993 sq.ft.) approx**

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.propertybox.io](http://www.propertybox.io)



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32 Mannamead Road  
PLYMOUTH PL4 7AA

EPC Rating: Council Tax  
Awaited Band: C

Tenure: Freehold

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