Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



3 Mannamead Rise

Mannamead Avenue, Plymouth, PL3 4SP

Offers Over £290,000

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A spacious mid-terraced period property converted from a Victorian villa, featuring a modern kitchen/breakfast room, lounge/dining room, 2 double bedrooms & shower room. Outside offers allocated parking, generous gardens, a storage shed & summer house.







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SUMMARY

A substantial mid-terraced period built property created after the remodelling of this large Victorian villa with retained period features including high ceilings & original panelling. With generously proportioned accommodation, laid out over 2 storeys. On the ground floor, a large as new fitted integrated kitchen/breakfast room & a generous sized lounge/dining room with bay window overlooking the garden. On the first floor landing, an airing cupboard, 2 generous sized double bedrooms & an updated bathroom/wc. To the front, the property has 1 private allocated parking space & a large front garden with lawn & well-established bordes. A useful storage shed. A further enclosed garden with lawn & patio. A useful summer house/out building. Freshly painted exterior.

LOCATION

Occupying a pleasant quiet position tucked away at the rear of this substantial Victorian villa, enjoying day-long sunshine in various parts. A good variety of local services & amenities close by in Mannamead & Hartley.

ACCOMMODATION

GROUND FLOOR

KITCHEN/BREAKFAST ROOM 15'10 x 9' (4.83m x 2.74m)

Window to the front. Modern fitted integrated kitchen with work surfaces along 2 sides. Inset 1.5 bowl stainless steel sink with chrome mixer tap. Integrated slimline dishwasher. Integrated electric oven & microwave. Integrated 4 ring electric hob with extractor hood over. Deep under-stairs storage cupboard housing Indesit 7kg washing machine.

LOUNGE/DINING ROOM 21'9 x 13'9 maximum (6.63m x 4.19m maximum)

Wide bay window to the front overlooking the garden. Focal feature fireplace with stone surround, polished fireback & hearth fitted coal-effect gas fire. Fitted cupboards to either side. Leaded Stained glass doors. Staircase rises to:-

FIRST FLOOR

LANDING

AIRING CUPBOARD 5'7 x 2'9 (1.70m x 0.84m)

Housing the insulated hot water tank with immersion heater & slatted shelves over.

BEDROOM ONE 15'2 x 11'11 max (4.62m x 3.63m max)

Wide bay window to the front. Fitted wardrobe/cupboard unit with mirror fronted door. Recess shelved cupboard.

BEDROOM TWO 10' x 9'2 (3.05m x 2.79m)

Window to the front. Fitted wardrobe.

BATHROOM 10'4 x 6' max (3.15m x 1.83m max)

Suite comprising bath with mixer tap & shower attachment over. Shower screen. Extractor fan. Wc. Wash-hand basin.

EXTERNALLY

Single private brick-paved parking space. Level tarmac path leading through the long lawned front garden. Wide well stocked borders. Garden shed. Gate gives access to enclosed level rear garden. Fence & wall boundaries. Level lawn patio. Borders containing variety of bushes & shrubs.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

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

Area Map



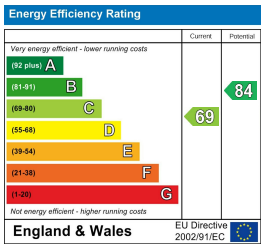
Floor Plans

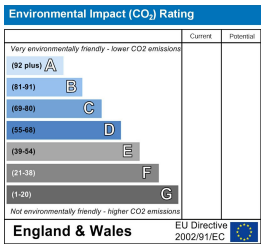






Energy Efficiency Graph





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