



12 Seymour Park, Mannamead, Plymouth, Devon, PL3 5BQ

Price £500,000



Situated on the prestigious and tree-lined Seymour Park, one of Mannamead's most desirable residential addresses, this substantial four-bedroom semi-detached family home is offered to the market chain free and occupies a generous plot in one of Plymouth's most sought-after locations. Combining spacious accommodation with excellent versatility, the property presents an exciting opportunity for families looking to create a long-term home in an exceptional setting.

A welcoming entrance porch opens into the reception hallway, providing access to the principal ground floor accommodation. To the front of the property is an elegant lounge, featuring a large bay window that floods the room with natural light and creates a wonderful space for relaxing or entertaining. Adjacent is a spacious dining room, ideal for formal dining or family gatherings, which enjoys direct access into a conservatory overlooking the rear garden, providing an excellent additional reception area throughout the seasons.

The kitchen is positioned to the rear of the property and offers a practical layout with a separate breakfast area, perfect for informal dining. Beyond the kitchen is a second, larger conservatory which creates an ideal garden room and further enhances the entertaining space. A particularly attractive feature of the home is the additional reception room, currently arranged as a sitting room/study, offering superb flexibility for those working from home, a playroom or snug. Completing the ground floor is a convenient cloakroom/WC, useful understairs storage and internal access to the attached garage.



The first floor continues to impress with four well-proportioned bedrooms. The principal bedroom is a generous double and benefits from its own en-suite shower room. Bedrooms two and three are both excellent double rooms, while the fourth bedroom offers a comfortable single room, nursery or home office. The family bathroom serves the remaining bedrooms and is complemented by a separate WC, providing practicality for busy family life.

Externally, the property occupies an attractive wraparound plot with mature gardens offering excellent privacy and plenty of space for outdoor entertaining, children's play or keen gardeners. The attached garage provides useful storage or secure parking, while the driveway offers additional off-road parking.

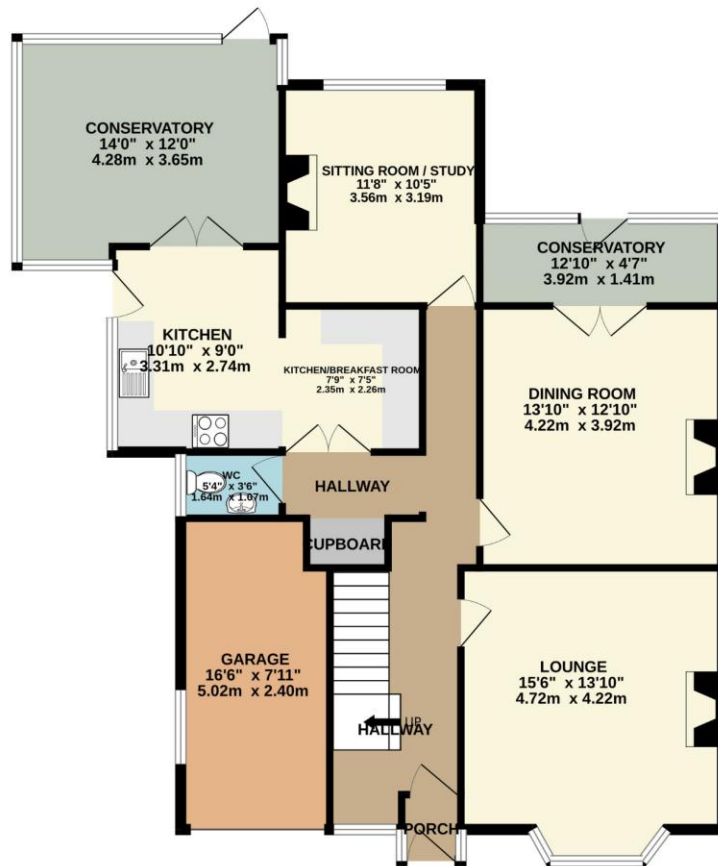
Seymour Park is renowned as one of Plymouth's premier residential locations, appreciated for its attractive tree-lined surroundings, impressive period and family homes, and convenient access to the amenities of Mannamead. Excellent local schooling, nearby parks, independent shops, cafés and transport links are all within easy reach, making this an outstanding location for families and professionals alike.

Offering just under 2000 sq ft of versatile accommodation, this chain-free home presents a rare opportunity to acquire a substantial family property in one of the city's finest addresses. While well maintained, the property also offers excellent scope for a purchaser to modernise and personalise to their own taste, creating a truly exceptional family home. Early viewing is highly recommended.

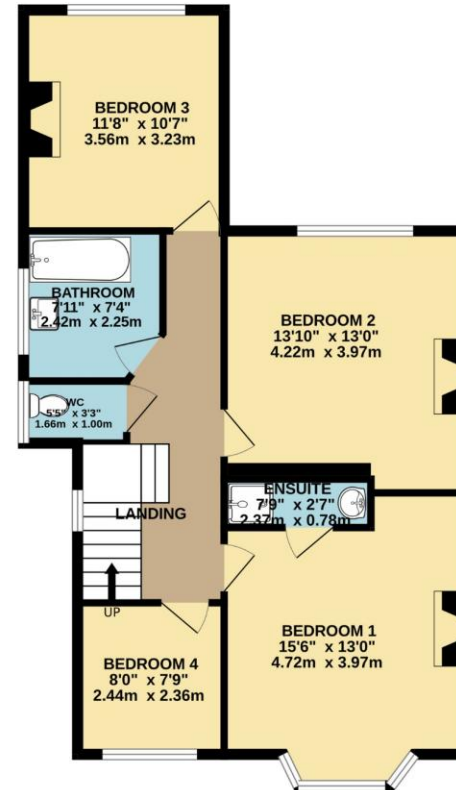
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 1903 sq.ft. (176.8 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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