



47 Hermitage Road

Mannamead, Plymouth, PL3 4RX

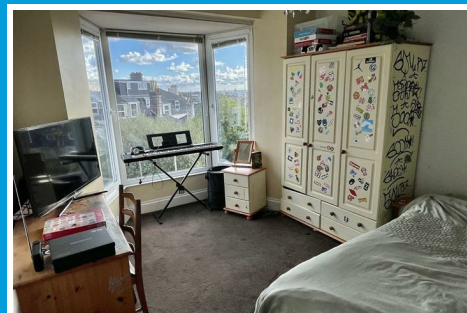
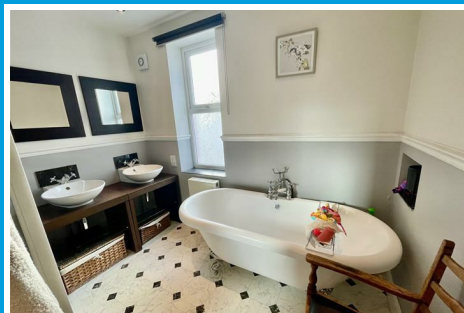
Guide Price £350,000



47 Hermitage Road

Mannamead, Plymouth, PL3 4RX

Guide Price £350,000



HERMITAGE ROAD, MANNAMEAD, PLYMOUTH, PL3 4RX

GUIDE PRICE £350,000 - £375,000

SUMMARY

A substantial, period-built late Victorian terraced home providing well proportioned accommodation. Upgraded & improved with uPVC double-glazed & gas central heating with a modern Worcester Bosch boiler. Entrance lobby gives access to the long hall with useful storage cupboards, a good sized front-set lounge with bay window & period fireplace, a generous sized dining room also with a period fireplace & French doors to the back. A long & spacious modern fitted kitchen/breakfast room with integrated appliances & a useful downstairs shower room/wc. At 1st floor level, 3 double bedrooms, a 4th bedroom currently being used as a dressing room. A modern appointed family bathroom & adjoining separate wc.

At lower ground floor level, the basement room providing utility, store & gym. Housing the boiler.

A low maintenance front garden & a walled, enclosed back garden.

LOCATION

Found in this popular residential area located on the southern edge of Mannamead, close to all the facilities on Mutley Plain & Hyde Park. Within walking distance of the city centre & close by connections to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

3'11 x 3'6 (1.19m x 1.07m)

Door to:-

HALLWAY

3'11 incr 6' wide (1.19m incr 1.83m wide)

Long hall with the staircase rising to the 1st floor. Useful under-stairs storage cupboard.

LOUNGE

17'3 x 14'1 (5.26m x 4.29m)

A good sized front-set lounge with bay window, period fireplace with cast iron fireback, tiled slips & a slate hearth. A wide archway openly connects to the dining room

DINING ROOM

14'2 x 12'2 (4.32m x 3.71m)

French doors overlooking & opening into the rear garden. Period fireplace with timber surround, cast iron fireback & slate hearth.

KITCHEN/BREAKFAST ROOM

20'5 x 10'3 max (6.22m x 3.12m max)

Windows on 2 sides. Modern fitted with good range of cupboard & drawer storage. Integrated appliances to include 5 ring hob, rangemaster Noir stove with 2 ovens, grill, warming drawer & 5 ring variable size gas hob & electric hot plate. Illuminated extractor hood over. Hotpoint dishwasher, fitted Armitage Shanks undermount contemporary enamel sink unit with chrome mixer tap.

SHOWER ROOM

7'1 x 4'1 (2.16m x 1.24m)

Modern white fittings including wc, wash-hand basin & tiled shower with Mira thermostatic shower.

FIRST FLOOR

LANDING

High level window to rear.

BEDROOM ONE

17'5 x 12'11 (5.31m x 3.94m)

Bay window to front.

BEDROOM TWO

14'6 x 11'11 max (4.42m x 3.63m max)

Window to rear.

BEDROOM THREE

14'2 x 10'4 max (4.32m x 3.15m max)

Bay window to front, long views to the sea.

BEDROOM FOUR/DRESSING ROOM

11'5 x 5'4 (3.48m x 1.63m)

Window to front. Currently used as a dressing room with a fitted wardrobe.

BATHROOM

9'4 x 7'6 (2.84m x 2.29m)

Well appointed & modern fitted bathroom. Free standing claw foot bath with side set mixer tap & hand-held shower. His & Hers vanity wash-hand basins. Tiled shower with Mira Sprint electrically heated shower. 5 ceiling downlighters. Extractor fan. Window to side.

WC

4'7 x 3'2 (1.40m x 0.97m)

White modern fittings including wc & wall-mounted wash-hand basin. Window to side.

LOWER GROUND FLOOR

UTILITY ROOM/STORE/GYM

14'8 x 10'5 max (4.47m x 3.18m max)

Useful utility/store/gym. Window to the side. Plumbing suitable for washing machine & tumble dryer. Wall-mounted Worcester gas fired boiler servicing the central heating & domestic hot water. Large double enamel sink unit with cold water tap.

OUTSIDE STORE

3'9 x 3'9 external (1.14m x 1.14m external)

EXTERNALLY

Low maintenance front garden, laid to decorative stone chippings. To the rear, an enclosed walled back garden with gate at the end leading to pedestrian pathway. Garden is laid to a full width paved patio, a small lawn, raised borders & a decked patio at the end.

COUNCIL TAX

Plymouth City Council

Council Tax Band: D

SERVICES

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



Road Map



Hybrid Map



Terrain Map



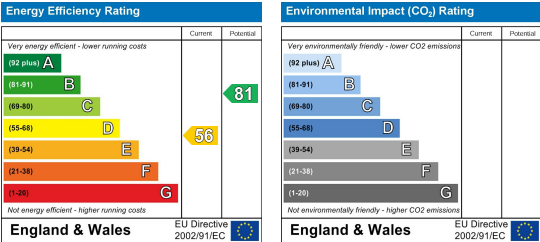
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.