



Seymour Road, Mannamead, Devon, PL3 5BR

ASKING PRICE OF £270,000



01752 875075

Please submit all offer to: louis.lopez@hindheadproperty.com (kindly include a copy of photographic I.D. and proof of funds for anti-money laundering purposes).

SEYMOUR ROAD, MANNAMEAD, PLYMOUTH, PL3 5BR



Backing directly onto Trefusis Park, this must-view three-bedroom semi-detached family home enjoys a lovely green outlook, generous living space, driveway parking, garage and a private rear garden/terrace, all set within the highly sought-after residential area of Mannamead.

This is the kind of home that works perfectly for family life. It offers the space buyers need, the outside area they want, and the setting that makes a property feel that little bit more special. The position is a real standout, with the rear of the property backing onto Trefusis Park, giving a pleasant sense of openness and greenery rarely found in such a convenient city location.

The accommodation is arranged over two floors and provides approximately 87 sq. m. / 936 sq. ft. of total floor area according to the EPC. On the ground floor, the property comprises an entrance hall, a spacious living room, a separate dining room and a fitted kitchen. The living room is bright and welcoming, with a feature fireplace and an elevated outlook, creating a comfortable main reception space for relaxing and family time.



The separate dining room offers valuable additional living space and could be used in a number of ways depending on the buyer's needs. It would make an ideal family dining room, children's playroom, second sitting room or home office. The kitchen is fitted with a range of wall and base units, worktop space, tiled splashbacks, integrated oven and hob, and access towards the rear of the property.

To the first floor, there are three bedrooms, including two well-proportioned double bedrooms and a third single bedroom. The third bedroom would work well as

a child's room, nursery, dressing room or office. The family bathroom is modern and comprises a bath with shower over, wash hand basin and WC.

Externally, the property continues to impress. To the front is a garden area measuring approximately 4.8m x 6.5m, while to the side there is a sloped driveway measuring approximately 2.17m x 19.5m, providing off-road parking and access to the garage. The garage measures approximately 3.1m x 4.6m, offering useful parking, storage or workshop space.

To the rear, the property benefits from a generous garden/terrace area measuring approximately 57.34 sq. m. / 617.19 sq. ft. The rear space is arranged mainly as a decked seating area and backs directly onto Trefusis Park, creating a lovely outdoor setting ideal for seating, dining, entertaining or simply enjoying the green outlook.

Mannamead remains one of Plymouth's most established and desirable residential areas, popular with families and professionals alike. The location offers convenient access to local schools, shops, bus routes, Mutley Plain, Plymouth city centre, Derriford Hospital and the A38, while still benefiting from nearby green space and a more residential feel.

With a Guide Price of £270,000, this is a fantastic opportunity to secure a well-presented three-bedroom semi-detached home in a lovely Mannamead setting. Homes offering this combination of family accommodation, parking, garage, outside space and a park-side position are always in demand.

Early viewing is strongly recommended.

KEY INFORMATION

Tenure: Freehold

Council Tax: Band C, Plymouth City Council

EPC Rating: D



EPC Valid Until: 22 May 2032

EPC Certificate Number: 8712-0825-6040-0470-4226

Total Floor Area: 87 sq. m. / approx. 936 sq. ft.

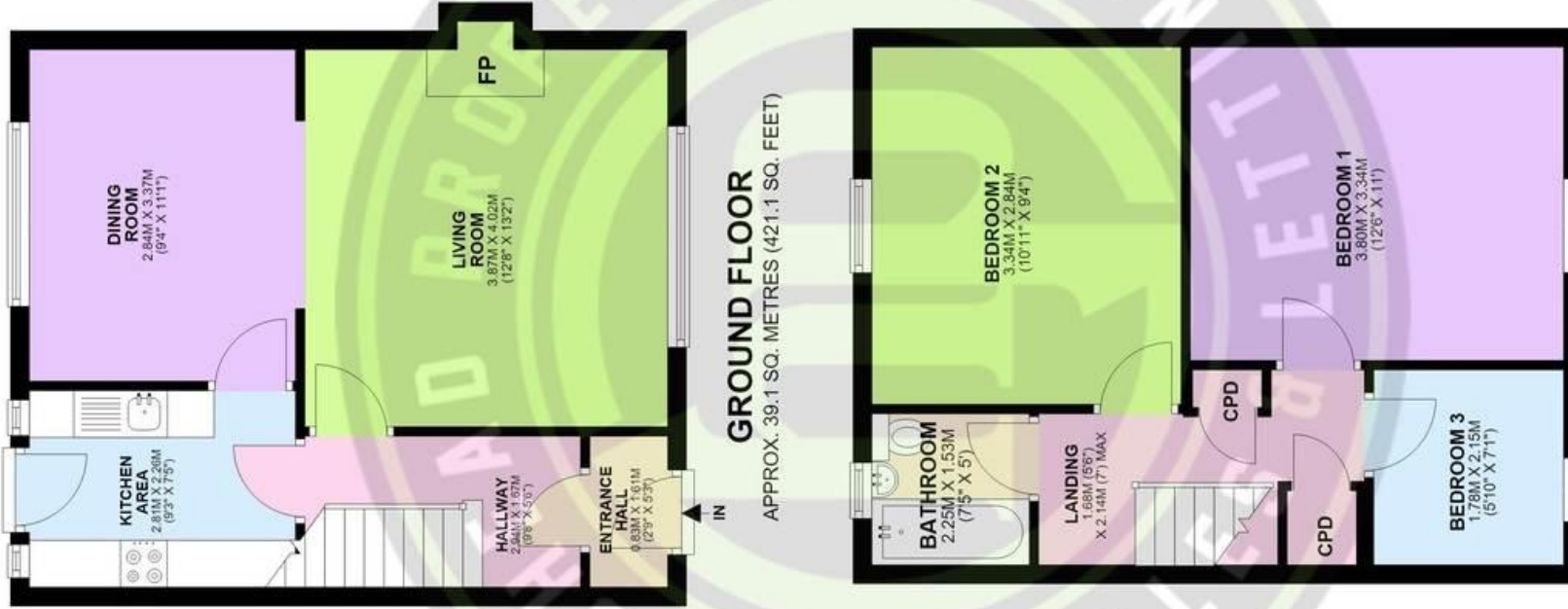
VIEWINGS

We anticipate high demand for this property and advise early viewings to avoid disappointment. All applicants will be subject to a rigorous registration/ financial verification process. Viewings will be booked by appointment only, and are subject to availability. For more information, please call 01752 875075. or damage arising from reliance on these particulars.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR
APPROX. 40.5 SQ. METRES (436.3 SQ. FEET)

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