



**Alan Cummings**  
estate agents & valuers

**63 Mannamead Road, Mannamead,  
Plymouth, Devon, PL3 4SS**

# **63 Mannamead Road, Mannamead, Plymouth, Devon, PL3 4SS**

**Guide Price £425,000 - £450,000**

R.5508

## **PRINCIPAL FEATURES**

**\*Substantial Impressive three storey period built mid-terraced town house\* \*Generously proportioned, well-presented accommodation\*  
\*Quality uPVC double glazing with sash style windows\* \*Gas fired central heating \*  
\*Benefitted from a major programme of renovation and refurbishment\* \*Porch \* \* Hall \* \* Spacious Sitting Room \*  
\* Good size separate Dining Room \* \*Quality fitted kitchen/breakfast room \* \* Downstairs cloakroom/wc\*  
\*5 generous size double bedrooms \* \* Master bedroom with en-suite shower room\* \*2 further bathroom/wc's \*  
\* Front garden Good size walled rear garden\* \*Single size garage\***

## **THE PROPERTY**

A substantial and impressive three storey period built mid terraced town house. The property has in recent years benefitted from an extensive programme of renovation, refurbishment and updating to create this superb and comfortably appointed home. Works undertaken in compliance with regulations and for example uPVC double glazing, sash style windows being accepted by the Conservation Officer for the area. Internal walls stripped back, re-plastered and incorporating insulation. Re-wiring, re-plumbing, new decoration, new floor coverings, new light fittings, central heating and new fittings to the bathrooms and kitchen. A spacious home offering generously proportioned adaptable accommodation. Retaining a variety of period and characterful features with fireplaces, ceiling mouldings, panelled doors etc. Well-serviced with downstairs wc, the master bedroom with en-suite shower room and two further separate bathrooms.

Externally landscaped with a pleasant front garden with hedge and fence boundaries and to the rear a walled back garden with useful single size garage.

## **LOCATION**

Fronting onto Mannamead Road and with a service lane giving access to the garage at the rear. Set in this highly popular and established area of Mannamead with a variety of local services and amenities nearby. The position convenient for access into the city and close by connection to major routes in other directions.

Part leaded glazed door with leaded glazed light over into:

### **GROUND FLOOR**

HALL A wide hall with high ceiling having decorative cornice and arch with corbels. Dado rail. Shallow tread staircase with carpet runner, timber banister and turned rails.

SITTING ROOM 17' 4" x 15' 5" max.(5.28m x 4.7m max.) Fireplace with cast iron fireback and polished hearth.

DINING ROOM 14' 10" x 14' 5" (4.52m x 4.39m) Fireplace with white surround, cast iron fireback and polished hearth. Built in cupboards and shelving to either side of the chimney breast.

W.C. 4' 1" x 4' 0" (1.24m x 1.22m) White modern suite with close coupled wc and pedestal wash hand basin.

KITCHEN/BREAKFAST ROOM 22' 10" x 11' 5" (6.96m x 3.48m) Three windows on two sides and PVC part double glazed back door. A modern fitted kitchen with a good range of cupboard and drawer storage. Hardwood work surfaces, metro tiled splashbacks, inset one and a half bowl stainless steel sink with mixer tap. 'Stoves' range style cooker with glass splashback and stainless steel/glass extractor hood over. Various lighting with coved ceiling having zoned downlighters, under unit lighting and pendant light point in the breakfast area. Walk-in shelved pantry.

### **FIRST FLOOR**

LANDING Staircase continues to rise to the second floor.

MASTER BEDROOM 19' 5" max. floor area x 15' 0" max. (5.92m max floor area x 4.57m max.) plus run of 2'5" deep built in cupboards with wide central shelved area across the chimney breast and wardrobes to either sides with four sets of bi-fold doors. Tall sash windows to the front with full height fitted shutters. Door to:

EN-SUITE SHOWER ROOM 7' 5" x 7' 8" max. (2.26m x 2.34m max.) Sash window to the front. Quality white suite with close coupled wc, circular vanity wash hand basin, tiled shower with chrome thermostatic control including overhead douche spray and hand-held shower mixer.

BEDROOM 2 14' 9" x 14' 5" max.(4.5m x 4.39m max.) Fireplace with polished marble mantelpiece, white surround and tiled fireback.

REAR FIRST FLOOR LANDING With high ceiling having PVC tinted double glazed atrium window. Boiler cupboard 4'6" x 3' housing large capacity hot water tank, pressurised heating controls and wall mounted 'Worcester' gas fired boiler.

INNER LANDING 8' 3" x 4' 8" (2.51m x 1.42m)

BATHROOM 10' 10" x 7' 0" max. (3.3m x 2.13m max.) Quality white suite with panelled bath, side set mixer tap and shower attachment, pedestal wash hand basin, walk-in tiled shower with chrome fittings incorporating overhead douche spray and hand-held mixer.

BEDROOM 3 13' 4" x 11' 4" max. (4.06m x 3.45m max.) Window to rear with shutter.

### **SECOND FLOOR**

LANDING Access hatch to loft.

BEDROOM 4 14' 3" x 13' 3" max. (4.34m x 4.04m max.) Window to the front. Period feature fireplace with timber surround and cast-iron fireback.

BATHROOM 12' 0" x 8' 5" max. (3.66m x 2.57m max.) Sash window to the front. Quality white modern suite with close coupled wc, pedestal wash hand basin with tiled splashback. Diamond collection mirror fronted cabinet incorporating automatic lighting, 'P' shaped panelled bath with mixer tap and shower attachment.

BEDROOM 5 14' 8" x 13' 11" max. in part 10'8" (4.47m in part 3.25m x 4.24m max.) Window to the rear with long views towards Cornwall in the distance.

### **LOWER GROUND FLOOR**

GARDEN ROOM 11' 2" x 6' 9" (3.4m x 2.06m) PVC part double glazed door and PVC window. Double power points. Two fluorescent strip lights. Soil waste pipe laid on. Accessed from rear garden.

### **EXTERNALLY**

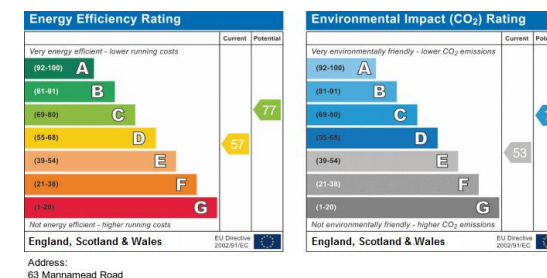
A level lawned front garden with wide pathway, fence and hedge boundaries.

To the rear a natural stone walled garden with lawned areas, patio, bushes. External lighting and power point.

GARAGE 16' 2" long x 14' 4" wide (4.93m long x 4.37m wide). Roll up door on automatic control. PVC window and door. Power and lighting.

**TENURE:** Freehold.

**COUNCIL TAX BAND:** E



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The Agent has not tested any equipment, fixtures or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. The sale may change in time and any interested party should inspect the property prior to exchange of contracts. These details/floorplans are prepared as a general guide only and should not be relied upon as a basis to enter in a legal contract, or to commit expenditure.

## VIEWING

By appointment the Vendor's Agents – **Alan Cummings & Co.** Mannamead Office Tel: (01752) 664125.

**ALAN CUMMINGS CO. (Consultant Surveyors and Independent Estate Agents)** are open in Mannamead office Monday – Friday 9am – 5.30pm and Saturday 9am – 4pm



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