



**DC**  
LANE  
SELL • LET • MANAGE

Rockingham Road, Plymouth, PL3 5BN

£425,000 Freehold

 5  1  2  D



£425,000

# Rockingham Road

Plymouth, PL3 5BN

- Semi Detached House
- Mannamead Location
- Extended Accommodation
- Generous Gardens
- No Onward Chain
- Five Bedrooms
- Two Reception Rooms
- In Need Of Modernisation
- Garage & Driveway
- Council Tax Band D

DC Lane are thrilled to showcase this superb extended semi detached family residence positioned on a generous plot and located in the highly sought after residential area of Mannamead within easy reach of excellent schooling, local amenities, City Centre and the A38.

With potential for improvement and modernisation this lovely property has been within the same family ownership for almost 60 years and enjoys spacious accommodation throughout including an extension added 40 years ago. The entrance porch opens into the hallway leading to the dual aspect lounge with french doors opening to the rear garden. The dining room is located at the front of the property and the kitchen has garden access. A cloakroom/wc completes the accommodation on the ground floor. Stairs rise to the first floor with five bedrooms, bathroom and separate w/c. The 'North Wing' could be adapted to create a master suite with en suite and dressing room.

Externally the generous garden wraps around the property and is mainly laid to lawn with mature trees providing privacy. A pedestrian gate leads to the front where mature shrubs flank the entrance path. There is a garage and driveway with entrance gates.

With no onward chain this classic family home is filled with natural light and we believe lends itself to families looking for well proportioned accommodation to remodel. A viewing is highly recommended to appreciate this exceptional home within this enviable location.



## Ground Floor

Lounge 11'11" x 16'6" (3.65 x 5.03)

Dining Room 11'9" x 12'1" (3.60 x 3.70)

Kitchen 8'8" x 12'11" (2.65 x 3.95)

Cloakroom/WC 5'10" x 5'8" (1.80 x 1.74)

## First Floor

Bedroom One 9'3" x 12'11" (2.83 x 3.95)

Bedroom Two 11'9" x 12'1" (3.60 x 3.70)

Bedroom Three 12'0" x 9'9" (3.67 x 2.99)

Bedroom Four 9'0" x 12'11" (2.76 x 3.95)

Bedroom Five 9'0" x 7'10" (2.76 x 2.39)

Bathroom 5'10" x 6'2" (1.80 x 1.88)

WC 5'6" x 2'10" (1.70 x 0.88)





External  
Garage

9'0" x 16'1" (2.76 x 4.92)

### Directions

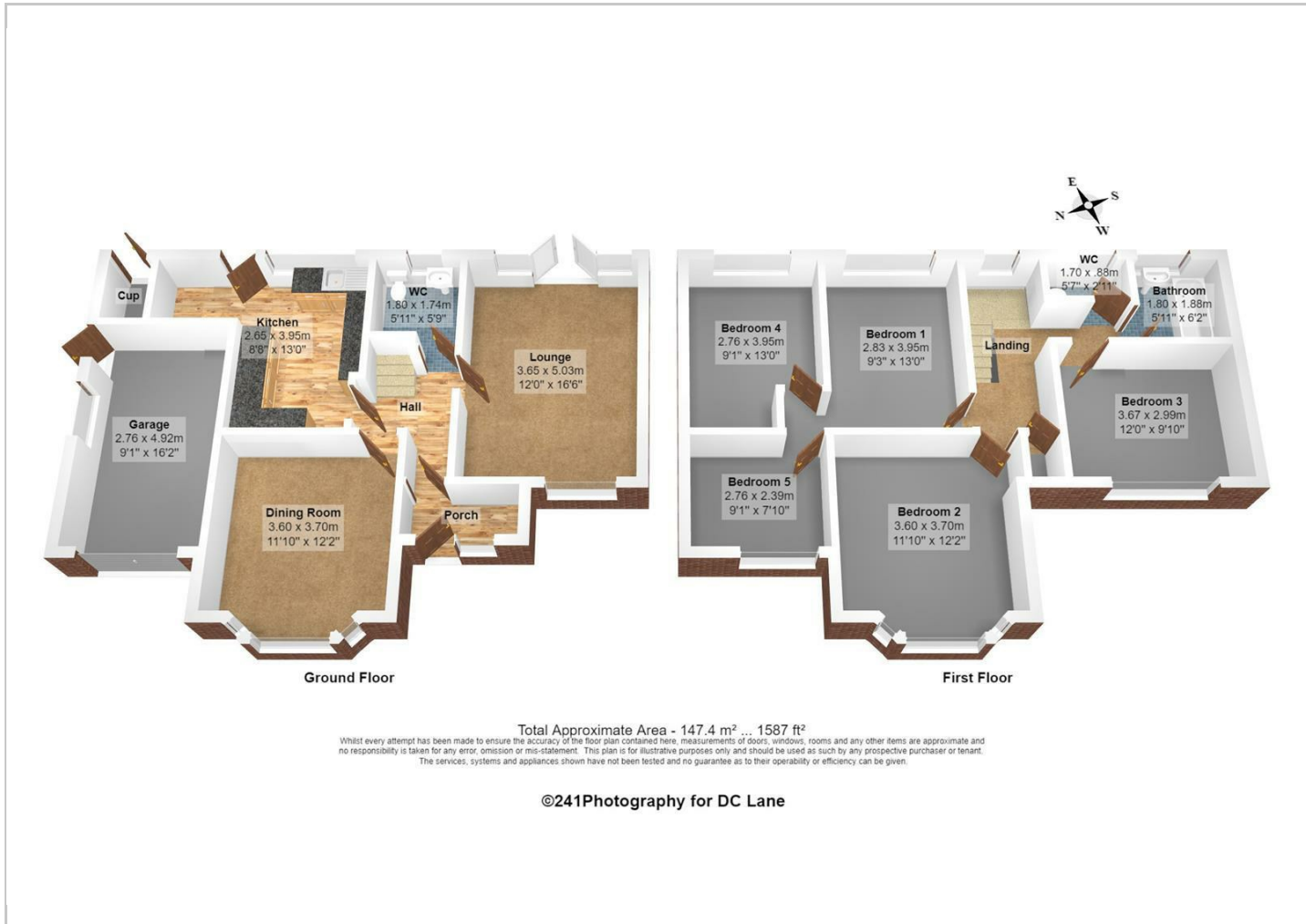
From the DC Lane office Head south-east on Mannamead Rd 0.4 mi Turn left onto Seymour Rd 0.4 mi Turn left onto Rockingham Rd and the property will be on the right.

**Council Tax Band: D**

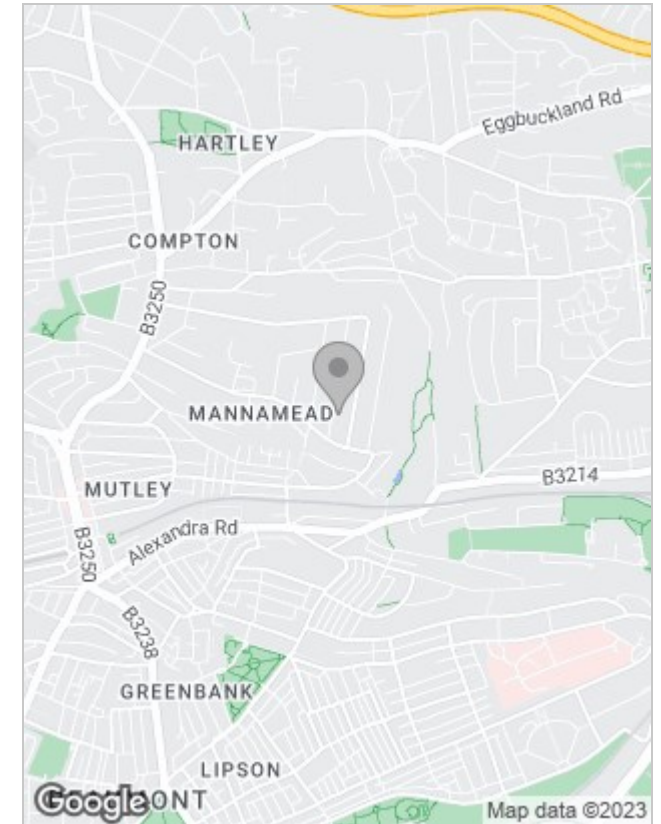




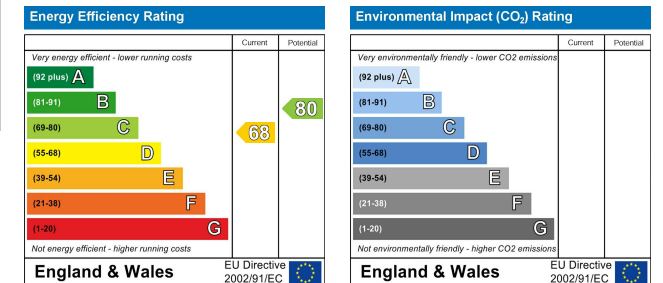
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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