



## 8 Glenhurst Road

Mannamead, Plymouth, PL3 5LT

**£1,800 Per Calendar Month**



A beautiful period terraced property offering lovely sized accommodation with a great deal of charm and character. The accommodation briefly comprises an entrance hall, lounge with separate formal dining room, breakfast room area and fitted kitchen. There is also a rear porch and downstairs wc. On the first floor, including the rear tenement, there are 4 bedrooms, family bathroom and a separate WC. Quality new fitted carpets run up the stairs, across the landing and in bedrooms one and three. To the rear of the property is a lovely enclosed courtyard garden with access out to the rear. Property is available now and is unfurnished.



## GLENHURST ROAD, MANNAMEAD, PL3 5LT

### ACCOMMODATION

Double doors opening into the entrance vestibule.

### ENTRANCE VESTIBULE

Half-height wood panelling. Obscured glazed side panels. Part-glazed wooden inner door leading into the entrance hall.

### ENTRANCE HALL

Attractive staircase and Newell posts rising and turning to the first floor accommodation. Under-stairs storage cupboard. Ornate radiator. Exposed timber floor extending into the kitchen/breakfast room and lounge. Further door into the dining room.

### LOUNGE 17'0" into the bay x 12'0" (5.20 into the bay x 3.68)

Double-glazed bay window with sash window to the front elevation. Attractive and feature display shelving and dwarf units either side of the fireplace. Lovely focal point wood burner with ornate blackened fireplace and hearth. Exposed timber floor. Feature ceiling rose with ornate coving. Double sliding doors leading into the dining room.

### DINING AREA 13'5" x 9'1" (4.09 x 2.78)

Wooden part-glazed door leading to the rear lobby. Exposed timber floor. Step leading down into the kitchen.

### KITCHEN/BREAKFAST ROOM 15'3" x 9'10" incl kitchen units (4.67 x 3.01 incl kitchen units)

Series of matching eye-level and base units with laminate rolled-edge work surfaces and tiled splash-backs. Inset one-&-a-half bowl single drainer sink unit with mixer tap. Built-in electric oven and microwave. 5-ring gas hob. Space and plumbing for washing machine and slimline dishwasher. Suitable space for a tumble dryer. Cupboard concealing the gas boiler. Exposed timber floor. Double-glazed window to the side and rear elevations.

### REAR LOBBY

Double doors opening to the rear courtyard. Doorway opening into the separate wc. Access into the dining room.

### SEPARATE WC

Low level toilet and sink unit. Obscured double-glazed window to the rear elevation.

### DINING ROOM 13'4" x 9'1" (4.07 x 2.78)

Doorway returning to the entrance hall.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation.

### BEDROOM ONE 17'0" into the bay x 12'0" (5.20 into the bay x 3.68)

Double-glazed bay window to the front elevation. Coved ceiling. Central ceiling rose.

### BEDROOM FOUR 8'7" x 10'0" (2.62 x 3.06)

Double-glazed sash window to the front elevation. Exposed timber floor. Ornate coving. Central ceiling rose.

### BEDROOM TWO 14'5" x 10'5" (4.41 x 3.19)

Double-glazed sash window to the rear elevation. Built-in wardrobes to both alcoves. Laminate floor.

### BATHROOM 8'5" x 5'4" excl recess (2.59 x 1.64 excl recess)

Comprising a panel bath with a mixer tap and spray attachment, shower cubicle with sliding shower screen door, tiled area surround and spray attachment and sink unit. Vertical towel rail/radiator. Obscured double-glazed window to the side elevation.

### BEDROOM THREE 10'6" x 9'10" (3.22 x 3.02)

Double-glazed sash window to the rear elevation. Coved ceiling. Central ceiling rose.

### SEPARATE WC 4'8" x 3'0" (1.44 x 0.92)

Low level toilet. Obscured double-glazed window to the side elevation. Exposed timber floor.

### OUTSIDE

Paved courtyard garden enclosed by brick-walling and timber fencing. Pedestrian access gate to the rear service lane. Built-in storage units.

### COUNCIL TAX

Plymouth City Council  
Council tax band D

### Rental holding deposit

The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

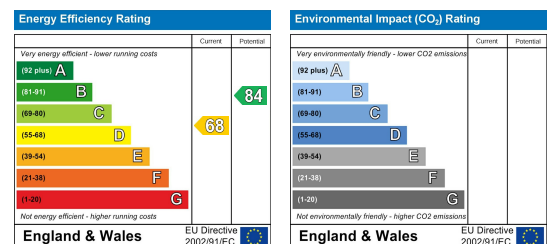
## Area Map



## Floor Plans



## Energy Efficiency Graph



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