



Manadon House 37 Conqueror Drive

Manadon Park, Plymouth, PL5 3UT

£1,500 Per Calendar Month



Available from August 2022 is this most impressive character residence. It occupies a private setting in Manadon & has spacious accommodation throughout which includes 4 bedrooms, 2 of which have ensuite shower rooms & further family bathroom. On the ground floor is the dining hall, kitchen/breakfast room, utility room & formal lounge. Beautiful walled gardens. Off-road parking. Available by negotiation is a gardener included in the tenancy.



CONQUERER DRIVE, MANADON, PL3 5UT

ACCOMMODATION

Access to the property is gained through the open porch leading to the entrance door which in turn opens into the dining hall.

DINING HALL 17'10" x 17'0" (5.44 x 5.20)

A dual aspect reception room with windows to the front and rear elevations. Feature fireplace with inset 'Living Flame' burner. This room has been recently re-carpeted. Slate flooring leads into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 20'11" x 17'0" (6.38 x 5.20)

2 windows to the front elevation. Feature fireplace with a 'Living Flame' fire at the end of the room. The kitchen area consists of a range of matching eye-level and base units with work surfaces. Inset single bowl twin drainer sink unit. Integrated under-counter fridge. Built-in dishwasher. Built-in low level microwave. Free-standing gas-fired range cooker. Door leading to the utility.

UTILITY 13'9" x 5'5" (4.21 x 1.66)

Range of matching eye-level and base units with work surfaces. Inset sink unit. Washing machine and tumble dryer in situ. Wall-mounted gas boiler. Built-in cupboard housing the hot water cylinder. Slate flooring. Window to the side elevation.

LOBBY

Double doors from the dining hall lead into the lobby. Wooden door to the rear leading to the garden area. Turning staircase rising to the first floor accommodation. Double doors leading into the formal lounge. Door leading into downstairs wc.

DOWNSTAIRS WC 6'5" x 4'9" narrowing to 2'10" (1.98 x 1.46 narrowing to 0.88)

Low level toilet and sink unit with a cupboard beneath. Tiled floor.

FORMAL LOUNGE 16'5" x 16'4" excl recess (5.01 x 5 excl recess)

2 windows to the rear elevation. Feature gas-fired wood burner to the fireplace with exposed timber lintel and slate hearth. Feature wooden floor.

FIRST FLOOR LANDING

2 windows to the front elevation. Vaulted ceiling with exposed timbers. Built-in storage cupboard.

BEDROOM ONE 17'5" x 11'9" (5.33 x 3.59)

2 double-glazed windows to the front elevation. Exposed timbers to the ceiling.

DRESSING AREA 7'8" x 9'1" (2.36 x 2.78)

Adjacent to the bedroom is the dressing area. Door leading to the ensuite shower room.

ENSUITE SHOWER ROOM 7'8" x 7'10" (2.34 x 2.40)

Shower cubicle with tiled area surround, low level toilet and sink unit with a cupboard beneath. Towel rail/radiator. Exposed feature timbers. Window to the rear elevation.

BEDROOM TWO 9'6" x 11'9" (2.92 x 3.60)

Window with a window seat to the rear elevation. Exposed feature timbers. Door leading to the ensuite shower room.

ENSUITE SHOWER ROOM 10'0" x 5'7" (3.07 x 1.72)

White modern suite including shower cubicle with sliding screen door, tiled area surround with shower unit and spray attachment, low level toilet and sink unit. Towel rail/radiator. Window to the rear elevation.

FAMILY BATHROOM 10'7" x 6'7" (3.24 x 2.01)

4 piece bathroom suite comprising bath, separate shower cubicle, low level toilet and sink unit. Towel rail/radiator. Window to the rear elevation. Exposed feature timbers.

BEDROOM THREE 10'4" x 10'9" (3.17 x 3.28)

Window with built-in window seat to the rear elevation. Exposed feature timbers.

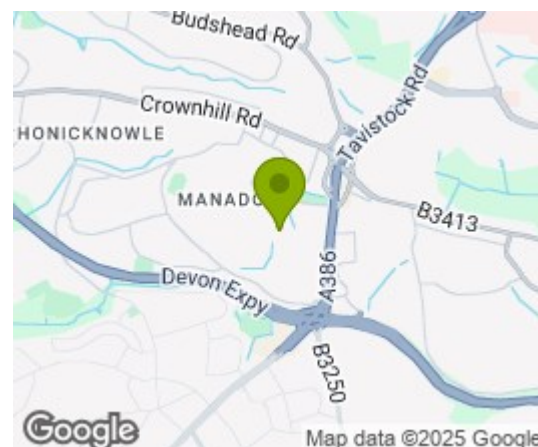
BEDROOM FOUR 16'7" x 12'5" excl door recess (5.07 x 3.80 excl door recess)

Windows to the side and front elevations. Vaulted ceiling with exposed timbers.

OUTSIDE

The property is approached via a private drive leading to a brick-paved parking area. Adjacent to this are planted formal garden areas with shrubs and flowering plants. To the rear is an enclosed private garden with a variety of mature shrubs and flowering plants together with lawned areas with flower borders. There is a brick-paved area adjacent to the rear of the property leading to pathways and a further sitting area adjacent to the shed.

Area Map



Floor Plans



Energy Efficiency Graph

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