



1 Lovell Road

Mannamead, Plymouth, PL3 5LL

£1,600 Per Calendar Month



Available from June 2026 is this beautifully-presented & restored period residence. It is a first floor maisonette with accommodation briefly comprising 3 impressive-sized double bedrooms, master ensuite shower room & family bathroom. On the top level is the open-plan living/kitchen/dining area with an adjoining utility room. Unfurnished accommodation.



LOVELL ROAD, MANNAMEAD, PL3 5LL

ACCOMMODATION

Access to the residence is gained via Lovell Road. The property is approached via gate leading through to the garden. Obscured uPVC double-glazed entrance door leading to an entrance vestibule with stairs rising to the accommodation.

FIRST FLOOR LANDING

Attractive leaded stained glass obscured glazed window to the front of the accommodation.

BEDROOM THREE 15'11" x 15'4" (4.86 x 4.69)

Double-glazed sash window to the front elevation. Smooth ceiling with inset ceiling spotlight and coving.

BEDROOM ONE 20'0" into the bay x 15'4" into alcove (6.12 into the bay x 4.69 into alcove)

Double-glazed sash bay window to the rear elevation overlooking Mannamead Road. Smooth ceiling with inset ceiling spotlights and coving. Doorway leading to the ensuite shower room.

ENSUITE SHOWER ROOM 9'2" x 6'6" (2.81 x 2)

Contemporary-style suite comprising a double-sized shower with a shower unit and splash-back, toilet with a concealed cistern and a sink unit with mixer tap. Vertical towel rail/radiator. Smooth ceiling with inset ceiling spotlights. Obscured double-glazed sash window to the rear elevation.

BEDROOM TWO 18'8" into bay x 12'3" into alcove (5.70 into bay x 3.75 into alcove)

2 double-glazed sash windows to the rear elevation. Smooth ceiling with inset ceiling spotlights and coving.

SMALL LOBBY AREA

Leading from the landing is this small lobby area with a door leading to a second staircase rising to the top floor accommodation. Door opening to a boiler cupboard.

BOILER CUPBOARD 3'7" x 5'10" (1.1 x 1.80)

Obscured double-glazed window to the front elevation. Wall-mounted boiler. Consumer unit. Useful storage area.

FAMILY BATHROOM 11'2" x 7'4" (3.42 x 2.26)

Contemporary-style suite comprising a 'P-shaped' bath with mixer tap and a shower unit with tiled area surround, low level toilet and 'His and Hers' sink with mixer taps. Vanity mirror above the sink. Wall-mounted vertical towel rail/radiator. Double-glazed window to the front elevation.

STAIRS & LANDING

A second set of stairs turn and rise to the top floor accommodation. Doorway to a store area. Doorway to the living accommodation.

STORE AREA 14'9" x 4'0" taken at a height of 4'11" (4.51 x 1.22 taken at a height of 1.5)

Sloping to the front elevation. Light. Useful additional storage if required.

LIVING AREA 10'8" x 18'4" (3.27 x 5.60)

Double-glazed sash window to the front elevation. Smooth ceiling with inset ceiling spotlights. Modern wood-effect laminate floor.

KITCHEN/DINING AREA 24'3" x 23'10" max dimensions (7.40 x 7.28 max dimensions)

Double-glazed sash window to the rear elevation. 2 Velux-style roof windows to the sloping ceiling to the front elevation. Within the kitchen area there is a series of contemporary-style base units including drawer space, built-in microwave and oven, fridge and freezer and dishwasher. 5-ring electric hob. Modern wood-effect laminate floor. Smooth ceiling with inset ceiling spotlights. Door leading to the utility.

UTILITY ROOM 8'9" x 6'2" (2.67 x 1.88)

Matching base unit and work surface. Space and plumbing for a washing machine. Suitable space for a tumble dryer. Velux-style window to the sloping ceiling to the rear elevation. Smooth ceiling with inset ceiling spotlights. Modern wood-effect laminate floor.

AGENT'S NOTE

Please note that the garden at the rear of the building can be utilised by the current tenant however there will be time restrictions due to the dental practice at the front of the building. The maintenance of the garden is covered by the landlord.

COUNCIL TAX

Plymouth City Council
Council tax band B

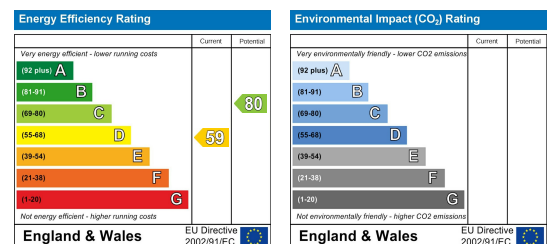
Area Map



Floor Plans



Energy Efficiency Graph



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