Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



2 Thornhill Road

Mannamead, Plymouth, PL3 5NE

£220,000

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A stunning 1st floor apartment located in the heart of Mannamead. The spacious accommodation comprises of an entrance hall, an open plan lounge/diner, a modern kitchen, 2 double bedrooms & a beautifully presented bathroom. The property is gas centrally heated & double-glazed. To the rear has a courtyard garden.







THORNHILL ROAD, MANNAMEAD, PLYMOUTH, PL3 5NE

ACCOMMODATION

COMMUNAL ENTRANCE
Communal front entrance door which opens up to communal entrance hall. Staircase rises up to the 1st & 2nd floor flats. Wooden door which opens into the flat.

ENTRANCE HALL 11'1" (narrowing to 5'2") x 9'7" (3.4m (narrowing to 1.6m) x 2.93m)
Doors leading off into the bedrooms, bathroom, lounge/diner, kitchen, wc & storage cupboard.

LOUNGE/DINER 13'10" x 17'5" into the bay (4.22m x 5.32m into the bay)
(Recess measures 2.53m x 0.83m) Feature fireplace with a wood mantle & surround, cast-iron inset & living flame gas fire. Tiled hearth. Picture rail. Covings. Ceiling rose. Wood-effect LVT flooring. uPVC double-glazed bay window to the front. uPVC double-glazed bay window to side of recess.

KITCHEN 12'9" x 6'7" (3.89m x 2.03m)
Attractive matching Wren base wall-mounted units to include a fitted BOSCH oven, a fitted microwave, an integrated dishwasher, fridge/freezer, wine rack & space for a washing machine. Square-edge wooden work tops have inset 4 ring gas hob with a filter hood over. Matching upstands & a twin sink unit with mixer tap. uPVC double-glazed window to the rear.

BEDROOM ONE 17'5" (narrowing to 13'8") x 10'10" (narrowing to (5.33m (narrowing to 4.18m) x 3.32m (narrowing to 1)
To include an array of fitted bedroom furniture running along 1 wall. Fitted wardrobes with hanging rails & shelving. Overhead storage units. Picture rail. Covings. uPVC double-glazed bay window to the front.

BEDROOM TWO 13'3" x 13'2" (4.06m x 4.03m)
Twin doors to a storage cupboard with hanging rail shelving. uPVC double-glazed window to the rear over looking the garden. Picture rail. Covings. Ceiling rose.

BATHROOM 9'8" x 5'10" (2.97m x 1.79m)
Matching suite of free standing bath with central taps & shower head unit. Walk-in enclosed shower cubicle with dual shower heads both rainfall & hand-held. Wash-hand basin inset into a vanity storage cupboard below. Heated towel rail. Part-tiled walls to dado height. Ceiling rose. Picture rail. Mosaic tiled floor. Obscured uPVC double-glazed frosted window to front.

WC 6'7" x 2'9" (2.01m x 0.86m)
Matching suite of close coupled wc. Wash-hand basin inset into vanity storage cupboard below. Oak wood flooring. Obscured uPVC double-glazed window to the rear.

TENURE
Joint freehold ownership between the 3 properties. Leasehold details TBC. Service charge £100pcm.

COUNCIL TAX
Plymouth City Council
Council Tax Band: B

SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

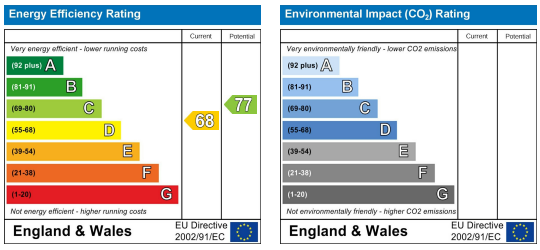
Area Map



Floor Plans



Energy Efficiency Graph



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