



Saltram, 20 Thorn Park

Mannamead, Plymouth, PL3 4TG

£699,950



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ACCOMMODATION

ENTRANCE PORCH

13'5 x 6'1 (4.09m x 1.85m)

Tiled floor. High ceiling with ornate coving. Window to the side elevation with a slate sill. Doorway opening into the entrance hall.

ENTRANCE HALL

9'9 x 5'5 (2.97m x 1.65m)

High ceilings with ornate coving. Doors providing access to the ground floor accommodation. Access through to the inner hallway.

INNER HALLWAY

13'11 x 6'8 (4.24m x 2.03m)

Staircase ascending to the first floor. Under-stairs storage cupboards.

SITTING ROOM

26'1 x 13'8 (7.95m x 4.17m)

3-sided bay window to the front elevation. Chimney breast with marble fireplace and an open grate. High ceilings with ornate coving and ceiling rose. Exposed and polished floorboards.

SNUG

14'10 into bay x 12'7 (4.52m into bay x 3.84m)

3-sided bay window to the side elevation. Chimney breast with fireplace incorporating a wood burner. Exposed and polished floorboards. High ceilings with coving and ceiling rose.

STUDY

15'1 x 9'3 (4.60m x 2.82m)

Window to the front elevation. Exposed and polished floorboards. High ceilings with coving and ceiling rose. Chimney breast with cast fireplace.

KITCHEN/DINING ROOM

25'8 x 10'9 at widest point (7.82m x 3.28m at widest point)

A superbly appointment room with a tiled floor throughout. Bi-folding doors to the rear opening onto the rear courtyard. Ample

space for dining table and chairs and seating. The kitchen is fitted with a range of kitchen cabinets with matching fascias and finished with slate work surfaces. Inset stainless-steel 5-burner NEFF gas hob. Built-in NEFF double oven. Integral dishwasher. Space for American-style fridge-freezer. Larder cupboard. Feature vaulted ceiling.

UTILITY ROOM

6'5 x 4'1 (1.96m x 1.24m)

Stained-glass window to the side elevation. Slate work surface with a splash-back. Space for appliances beneath the work surface. Wall-mounted cupboard. Tiled tiled. Doorway opening into the downstairs wc.

DOWNSTAIRS WC

6'5 x 5'1 (1.96m x 1.55m)

Fitted with a wc and pedestal basin with a granite splash-back. Tiled floor. Obscured window.

CLOAKROOM/WC

7'10 x 6'6 (2.39m x 1.98m)

Fitted with a wc with a push-button flush and basin with a cupboard beneath. Towel rail/radiator. Partly-tiled walls. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase ascending to the top floor.

BEDROOM ONE

26' into bay x 13'9 (7.92m into bay x 4.19m)

A superb master bedroom with a 3-sided bay window to the front elevation. Chimney breast with fireplace. Coved ceiling and ceiling rose. Exposed and polished floorboards.

BEDROOM TWO

15' into bay x 11'10 (4.57m into bay x 3.61m)

3-sided bay window with fitted blinds to the side elevation. Coved ceiling and picture rail.

BEDROOM THREE

15' x 9'2 (4.57m x 2.79m)

Window to the front elevation. Coved ceiling.

BEDROOM FOUR

12'7 x 9'9 (3.84m x 2.97m)

Currently used as a study with a window to the rear elevation.

SHOWER ROOM

12'4 x 6'3 (3.76m x 1.91m)

Comprising an enclosed shower with a curved glass screen, basin with a cupboard beneath and wc with a concealed cistern. Chrome towel rail/radiator. Tiled walls. Tiled floor. Obscured window to the side elevation.

TOP LANDING

Providing access to the top floor accommodation. Small loft hatch. Recessed boiler cupboard fitted with a Worcester boiler. Walk-in airing cupboard with shelving housing the hot water cylinder and plumbed with a radiator.

SEWING ROOM

15'3 x 13'10 (4.65m x 4.22m)

Window to the front elevation. Cast fireplace with a brick surround and slate hearth.

BEDROOM FIVE

15'2 x 14'5 (4.62m x 4.39m)

Window to the side elevation. Cast fireplace with a slate hearth.

BATHROOM

9'7 x 9'7 (2.92m x 2.92m)

A superbly appointed bathroom with a free-standing bath with a

floor-mounted mixer tap, separate shower, pedestal basin and wc. Partly-tiled walls. Tiled floor. Obscured window to the rear elevation.

STORE ROOM

17'7 x 9'1 (5.36m x 2.77m)

Window to the side elevation. Cupboard.

OUTSIDE

To the front, the garden is laid to lawn together with some shrub beds. There is also a tiled patio area, a timber shed with natural slate roof and a paved pathway leading to the front door. To the rear, the courtyard is paved. There is also a small summer house with glazed double doors and a rear access gate to the rear of the lane.

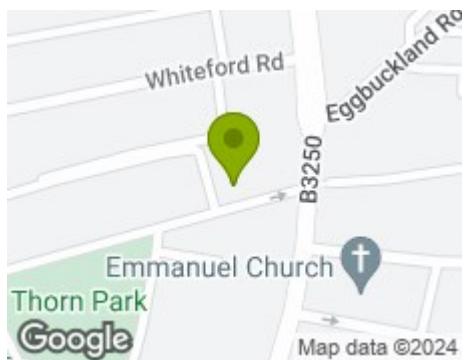
COUNCIL TAX

Plymouth City Council

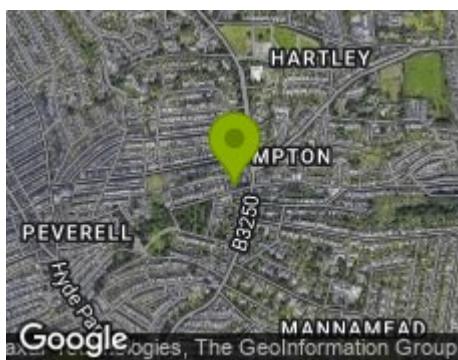
Council tax band F



Road Map



Hybrid Map



Terrain Map



Floor Plan

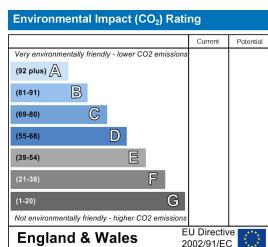
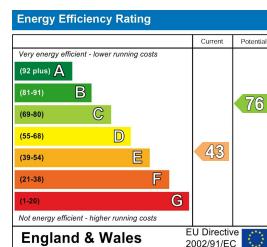


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Viewing

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Energy Efficiency Graph



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