



54 Seymour Road

Mannamead, Plymouth, PL3 5AX

Guide Price £500,000



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**SEYMOUR ROAD, MANNAMEAD,
PLYMOUTH, PL3 5AX**

GUIDE PRICE £500,000 - £525,000

LOCATION

Found on the southerly side of Seymour Road with a southerly facing rear garden. Set in this highly popular, sought after, residential district of Mannamead. A good variety of local services & amenities nearby. The position is convenient for easy access into the city & close by connection to major routes in other directions.

ACCOMMODATION

An entrance lobby with period stained glass detailing gives access to the generous-sized reception hall with staircase rising to the first floor. Downstairs cloakroom/wc. A generous-sized front set lounge, feature fireplace, wide double sliding doors to the good-sized dining room, storage cupboard & leading into the conservatory set overlooking the rear garden. A spacious separate breakfast room leads into the fitted kitchen with wide double bowl sink & Siemens induction hob, Siemens double oven/grill. From here into the side set rear porch which also services as a utility room with space & plumbing for a washing machine.

Staircase rises & turns to the generous-sized landing. Ample room to access the large loft. Master bedroom with a run of built-in wardrobe with cupboard storage to one side & a vanity wash hand basin. The second bedroom also with built-in wardrobes, storage & a vanity wash hand basin. The third bedroom housing the airing cupboard with hot water tank. The fourth bedroom set to the front. A modern fitted shower room with shower, wc

& wash hand basin.

Externally a wide entrance opens into the 31ft long wide herringbone pattern brick paved drive, providing off-street parking for various vehicles. Giving access to the generous-sized integral garage which houses the high quality Viessmann gas fired boiler which services the central heating & domestic hot water. A 21ft wide side area including patio & this space providing potential to extend the house, create more parking or to build a larger garage, subject to any necessary approval.

At the rear a southerly facing enclosed lawned rear garden with patio & access to an outside wc & small stores located under the kitchen & conservatory.

The property has only had 2 owners since it was built in 1936. There is no onward chain.

GROUND FLOOR

ENTRANCE LOBBY
7 x 3'3 (2.13m x 0.99m)

RECEPTION HALL
14'10 x 7 overall (4.52m x 2.13m overall)

WC
5'1 x 2'7 (1.55m x 0.79m)

LOUNGE
15'9 x 14'8 max (4.80m x 4.47m max)

DINING ROOM
13'11 x 12'3 (4.24m x 3.73m)

CONSERVATORY
9'7 x 9 (2.92m x 2.74m)

BREAKFAST ROOM
10'5 x 9'3 (3.18m x 2.82m)

KITCHEN
11'1 x 9'3 (3.38m x 2.82m)

REAR PORCH/UTILITY
7'2 x 3 (2.18m x 0.91m)

FIRST FLOOR LANDING
13 x 9'5 (3.96m x 2.87m)

BEDROOM ONE
15'9 x 12'4 max (4.80m x 3.76m max)

BEDROOM TWO
14'1 x 11'3 floor area (4.29m x 3.43m floor area)

BEDROOM THREE
11'1 x 9'3 (3.38m x 2.82m)

BEDROOM FOUR
9'4 x 8'6 (2.84m x 2.59m)

SHOWER ROOM
9'4 x 6'8 (2.84m x 2.03m)

EXTERNALLY

GARAGE
16'4 x 9'2 (4.98m x 2.79m)

DRIVE

STORES

GARDENS TO FRONT, SIDE & REAR

COUNCIL TAX
Plymouth City Council
Council Tax Band: D

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



