



## 5 Fortescue Place

Mannamead, Plymouth, PL3 5HT

£365,000

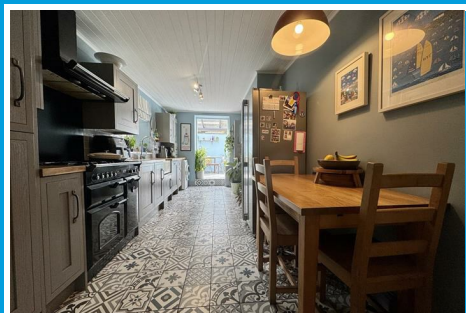




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## FORTESCUE PLACE, MANNAMEAD, PLYMOUTH, PL3 5HT

### ACCOMMODATION

Entrance via a composite front door which opens into the porch.

### PORCH

**5'3" x 5'0" (1.61 x 1.54)**

Double-glazed roof over & double-glazed windows to the front & side. Tiled floor. Wooden door opens into the vestibule.

### VESTIBULE

**4'7" x 3'1" (1.4 x 0.94)**

Exposed wooden floorboards with inset footwell mat. Wooden door with leaded light glazed panel opens into the entrance hall.

### ENTRANCE HALL

**20'3" x 5'5" narrowing to 3'1" (6.19 x 1.66 narrowing to 0.96)**

Exposed wooden floorboards. Doors leading through to the lounge, dining room & kitchen/breakfast room. Staircase rising to the first floor landing with under-stairs storage cupboards.

### LOUNGE

**13'1" x 11'6" (3.99 x 3.53)**

Feature fireplace with wood mantle & surround with cast iron inset, decorative tiles & living flame gas fire. Exposed wooden floorboards. Ceiling rose. Picture rail. uPVC double-glazed sash style window to the front. Square arch opening into the dining room.

### DINING ROOM

**13'0" x 9'3" (3.97 x 2.83)**

Feature fireplace. uPVC double-glazed window to the rear. Exposed wooden floorboards. Picture rail.

### KITCHEN/BREAKFAST ROOM

**21'0" x 8'9" (6.41 x 2.69)**

Attractive matching base & wall mounted units to include a space for Rangemaster cooker with fitted Rangemaster extractor hood over, integrated dishwasher & a position for a washing machine. Roll edge worktops have inset Belfast sink with mixer tap. Tiled splash-back. Range master extractor hood. Position for an American fridge/freezer. Wall mounted Ideal Logic boiler which is concealed in a cupboard. Feature decorative fireplace. Tiled floor. uPVC double-glazed window to the side. uPVC double-glazed French doors opening out to the covered garden area.

### HALF LANDING

**9'2" x 2'8" (2.79m x 0.81m)**

Door leading to the bathroom.

### BATHROOM

**8'10" x 5'8" (2.71 x 1.74)**

Matching suite of a free standing bath, walk-in twin shower cubical with dual shower-heads both rainfall & handheld. Wall mounted wash hand basin. Close coupled wc. Obscured uPVC double-glazed window to the side. Ceiling spotlights. Extractor fan. Tiled floor.

### BEDROOM THREE

Dual aspect room with uPVC double-glazed window to the rear & side.

### FIRST FLOOR LANDING

**14'2" x 5'5" (4.33 x 1.67)**

Staircase leading to the second floor. Doors leading to two bedrooms.

## BEDROOM ONE

14'5" x 13'3" (4.4 x 4.04)

Exposed wooden floorboards. Twin storage cupboards in each chimney breast recess with venetian doors. Two uPVC sash style windows to the front.

## BEDROOM TWO

12'11" x 9'3" (3.95 x 2.83)

Picture rail. uPVC double-glazed window to the rear.

## SECOND FLOOR LANDING

uPVC double-glazed window to the rear overlooking the garden. Door opens to bedroom 4.

## BEDROOM FOUR

21'1" narrowing to 7'9" x 13'8" narrowing to 4'11"  
(6.44 narrowing to 2.38 x 4.17 narrowing to 1.51)

Twin Rotto windows to the roof with fitted blinds. Fitted storage cupboards. uPVC double-glazed window to the rear overlooking the garden. Door into the en-suite.

## EN-SUITE

5'4" x 5'6" (1.63 x 1.7)

Matching suite of corner shower cubical with fitted electric Mira shower, close coupled wc & pedestal wash hand basin. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear.

## OUTSIDE

The property is approached to the front via a wrought iron gate which leads to a path leading to the front door, this is bordered on one side by an area of stone chippings.

## GARDEN

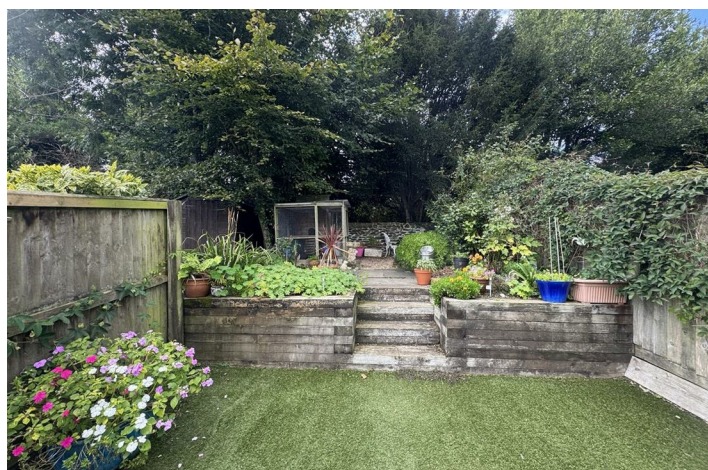
To the rear an enclosed garden which consists of a large outdoor covered seating area with a glazed roof above & flagstone patio. Steps lead up to one side to the main garden which is laid out over a number of terraces. The first being a paved patio area with a barbecue area to one side. A couple steps lead to a section of astroturfing. Further steps lead up to the rear boundary where there stands flowerbeds with inset shrubs & plants. A second stone chipped seating area & a paved patio to the rear.

## COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

## SERVICES PLYMOUTH

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





Road Map



Hybrid Map



Terrain Map



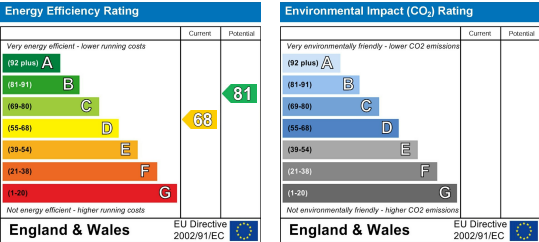
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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