



## 52 Thornhill Road

Mannamead, Plymouth, PL3 5NQ

£375,000





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## THORNHILL ROAD, MANNAMEAD, PLYMOUTH, PL3 5NQ

### LOCATION

Found in this popular, established residential area of Mannamead, bordering on Peverell with a good variety of local services & amenities to hand.

### ACCOMMODATION

A period built mid-terraced house dating back circa 1925 & now 100 years old. The property owned by the present owner for many years, well looked after & maintained, extended at the rear. Downstairs comprises porch, reception hall, front set lounge with feature fireplace, second reception room with period fireplace, fitted integrated kitchen, open-plan with wide archway to the generous sized dining room with roof light & tri-fold doors, opening & looking to the side. In the kitchen a Biasi gas fired boiler servicing the central heating & domestic hot water. Off this a modern cloak room/wc with potential space to incorporate a shower. At first floor level a landing with potential space to access a loft conversion if desired, an airing cupboard & good-sized family bathroom. There are 3 bedrooms, 2 being good sized doubles & the 3rd bedroom has access to the front set balcony. Standing on a rectangular shaped plot with small area front garden & to the rear a walled back garden, well kept & attractive, with a delightful variety of mature bushes, shrubs & plants. At the end of the garden a useful garage with access onto the rear service

lane. Having the benefit of gas fired central heating with new boiler installed last year & uPVC double-glazing of mixed ages. Attractive variety of characterful & original feature, complimented by modern conveniences.

### ENTRANCE LOBBY

6'5 x 2'5 (1.96m x 0.74m)

### RECEPTION HALL

15'2 x 6'2 minimum (4.62m x 1.88m minimum)

### LOUNGE

17'10 x 14'5 maximum (5.44m x 4.39m maximum)

### RECEPTION ROOM TWO

13'4 x 12'6 (4.06m x 3.81m)

### KITCHEN/DINING ROOM

25'3 x 10'5 overall (7.70m x 3.18m overall)

### KITCHEN

10' x 9'4 (3.05m x 2.84m)

4 ring gas hob with dual oven/grill under. Sink. Wall mounted Biasi boiler.

### DINING ROOM

13'10 x 10'5 (4.22m x 3.18m)

### WC

5'5 x 4'3 (1.65m x 1.30m)

Wash hand basin & wc.

### FIRST FLOOR

## LANDING

Linen cupboard.

## BEDROOM ONE

18' maximum x 12'8 (5.49m maximum x 3.86m)

## BEDROOM TWO

13'5" x 10'7" (4.09m x 3.23m )

## BEDROOM THREE

8'11 x 7'11 (2.72m x 2.41m)

Door to;

## BALCONY

## BATHROOM

9' x 8'7 (2.74m x 2.62m)

## EXTERNALLY

## FRONT GARDEN

## REAR GARDEN

## GARAGE/WORKSHOP

11'8 wide x 10'9 long (3.56m wide x 3.28m long)

Power & lighting.

## COUNCIL TAX

Plymouth City Council

Council Tax Band: D

## SERVICES PLYMOUTH

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

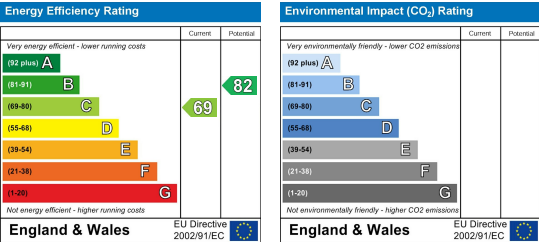


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Viewing

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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