



## 2 Overton Gardens

Mannamead, Plymouth, PL3 5BX

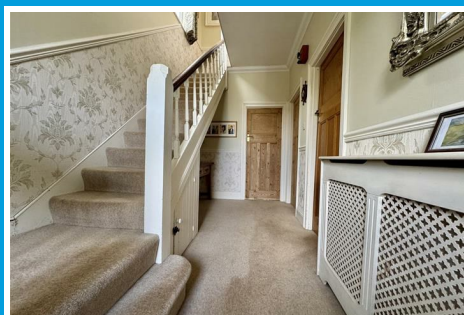
£450,000



# 2 Overton Gardens

Mannamead, Plymouth, PL3 5BX

**£450,000**



## OVERTON GARDENS, MANNAMEAD, PLYMOUTH, PL3 5BX

### ACCOMMODATION

Entrance via a wooden door with obscured double-glazed panels that open into the vestibule.

### VESTIBULE

**4'9" x 3'9" (1.45m x 1.15m)**

Tiled floor. Dado rail with decorative tiles to dado height. Wooden door with obscured glazed panel opens into the entrance hall.

### ENTRANCE HALL

**16'10" x 7'0" (5.14m x 2.14m)**

Staircase rising to the first floor landing. Open recess under. Storage cupboard. Picture rail. Doors leading to the sitting room, dining room & kitchen.

### SITTING ROOM

**16'4" x 13'3" (4.99m x 4.04m)**

Feature fireplace with an inset wood burner on a slate hearth. Exposed wooden floorboards. uPVC double-glazed bay window to the front. Sliding wooden doors through a square arch which open into the dining room.

### DINING ROOM

**16'0" x 12'8" (4.9m x 3.88m)**

Feature fireplace with wood mantle & surround, inset wood burner sitting on a tiled hearth. Exposed wooden floorboards. uPVC double-glazed French doors open out to the side garden with windows on either side. An archway opens into the kitchen.

### KITCHEN

**14'2" x 6'11" (4.33m x 2.11m )**

Attractive matching base & wall mounted units to include a fitted oven, integrated dishwasher & integrated fridge/freezer. Roll edge solid wood worktops have inset 4 ring gas hob with stainless steel hood over & sink unit inset with drainer lines to one side, mixer tap. uPVC double-glazed window to the side. Tiled splash-backs. uPVC double-glazed window to the rear. Wall mounted Worcester boiler concealed in a unit. Velux window to the roof space to the rear. Obscured uPVC double-glazed door opens out to the rear garden. Tiled floor. Squared arch opens into the utility.

### UTILITY

**11'0" x 3'11" (3.36m x 1.2m)**

Fitted shelving to one chimney breast. Tiled floor. Matching base & wall mounted units with wooden worktop. Space under for washing machine. uPVC double-glazed window to the side.

### FIRST FLOOR LANDING

**10'6" x 7'0" (3.21m x 2.14m)**

Dado rail. Access hatch to roof void. Doors leading to 3 bedrooms & family bathroom.

### BEDROOM ONE

**15'11" x 13'3" (4.87m x 4.04m)**

Exposed wooden floorboards. uPVC double-glazed bay window to the front.

## BEDROOM TWO

13'3" x 12'11" (4.05m x 3.95m)

Exposed wooden floorboards which have been painted. Fitted wardrobes running along one wall with overhead storage units. Decorative wood panelling to above dado height to one wall. uPVC double-glazed window to the side.

## BEDROOM THREE

8'8" x 6'11" (2.66m x 2.12m )

uPVC double-glazed window to the front.

## FAMILY BATHROOM

6'11" x 6'4" (2.12m x 1.95m)

Matching suite of L-shaped bath, close coupled contemporary wc, wash hand basin inset into a worktop with vanity storage cupboard below. Dual aspect with obscured uPVC double-glazed window to the side & rear. Cermac tiled floor. Chrome heated towel rail. Ceiling spotlights.

## OUTSIDE

Some steps lead up to the front door bordered by

the front garden, which is laid to terraces of shrubs & plants. To the rear is an enclosed garden with paved patio to the side. Steps lead up to the main garden which is laid to lawn.

## COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

## SERVICES

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



## Road Map



## Hybrid Map

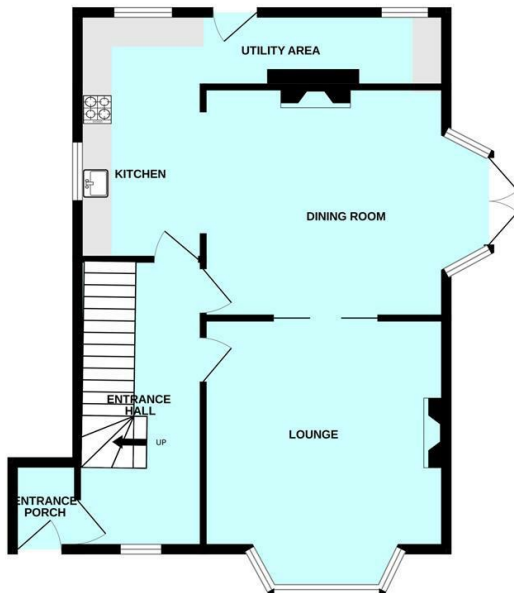


## Terrain Map

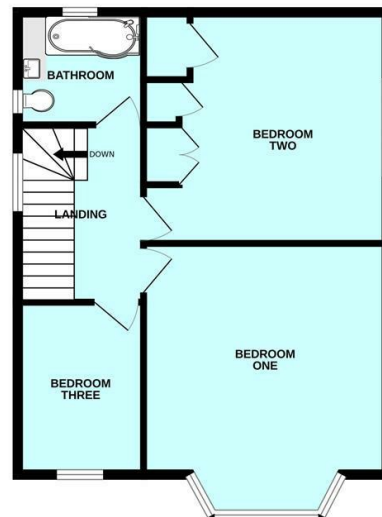


## Floor Plan

GROUND FLOOR



1ST FLOOR

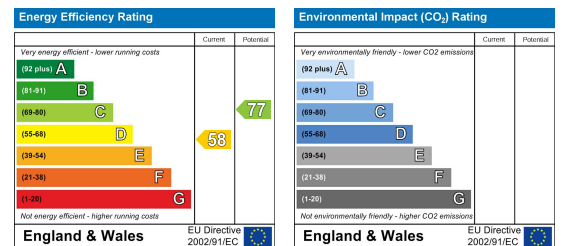


Made with Metropix ©2026

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.