



## 3 Seymour Court Seymour Road

Mannamead, Plymouth, PL3 5AS

Offers Over £250,000



A 3 storey terraced home set in a late Victorian period built villa. Being sold vacant with no onward chain. Improved in the past with renewed kitchen fittings, upgraded uPVC double-glazing & a modern gas fired boiler servicing the central heating & domestic hot water. A level private garden & private off-street parking The accommodation comprises 2 reception rooms, wc, 2 double bedrooms, en-suite shower room & bathroom. Two useful cellars providing good storage.



## SEYMOUR COURT, SEYMOUR ROAD, MANNAMEAD, PLYMOUTH,

### LOCATION

Found in this prime, popular, established residential area in the centre of Mannamead. Set here with convenient access into the city and close by connection to major routes in other directions, with a good variety of local services & amenities to hand.

### ACCOMMODATION

Seymour Court created out of the conversion of a substantial late Victorian period built villa arranged over 3 storeys & having the benefit of cellars. Being sold vacant with no onward chain. Improved in the past with renewed kitchen fittings, upgraded uPVC double-glazing & a modern gas fired boiler servicing the central heating & domestic hot water. A level private garden & private off-street parking on land owned. Two useful cellars providing good storage.

### GROUND FLOOR

**ENTRANCE LOBBY 3'8 x 3'2 (1.12m x 0.97m)**

**HALL 7'1 x 6' maximum (l-shaped) (2.16m x 1.83m maximum (l-shaped))**

Staircase to first floor. L-shaped window. White wc & wash hand basin accessed through under-stairs storage cupboard.

**WC 7'1 x 6' maximum (2.16m x 1.83m maximum)**

**LOUNGE 17' x 8'9 (5.18m x 2.67m )**

Window & sliding patio door to the rear garden. Focal feature fireplace with coal effect gas fire. Wide archway connecting to;

**KITCHEN/DINING ROOM 19'10 x 9'4 overall (6.05m x 2.84m overall)**

French doors to the rear garden. Two windows overlooking the front drive. Kitchen with sink, Zanussi 4 ring variable size gas hob with Bosch electric oven under.

### FIRST FLOOR

#### LANDING

Cupboard housing the Worcester gas fired boiler servicing the central heating & domestic hot water.

**MASTER BEDROOM 16'5 x 8'8 maximum (5.00m x 2.64m maximum)**

Window overlooking the rear garden. Fitted wardrobe. Door to;

**EN-SUITE SHOWER ROOM 7'1" x 5'3" maximum (l-shaped) (2.16m x 1.60m maximum (l-shaped))**

Window to the front. White suite with wc, wash hand basin & tiled shower with thermostatic control.

### SECOND FLOOR

#### LANDING

**BEDROOM TWO 14'11 x 8'10 (4.55m x 2.69m)**

Window to the side overlooking the garden & beyond.

**BATHROOM 8'2" x 6'1 maximum (2.49m x 1.85m maximum)**

Velux style double-glazed window. White suite with bath with separate taps & thermostatic shower over. Tiled splash-backs. Wash hand basin & wc.

### EXTERNALLY

#### LOWER GROUND FLOOR

From the front of the property (on the Mannamead Road side), past the entrance to No 1 Seymour Court with stairs leading down to the cellars.

**CELLAR ONE 11'8 x 8'11 (3.56m x 2.72m)**

**CELLAR TWO 8'10 x 6'11 (2.69m x 2.11m)**

#### EXTERNALLY

Private parking area. Level enclosed garden.

## Area Map

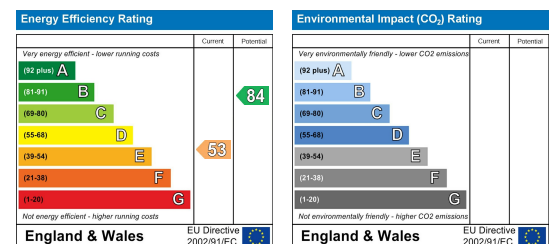


## Floor Plans



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## Energy Efficiency Graph



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