

FOR SALE

Price £575,000



Alan Cummings
estate agents & valuers

'West Court', 14 Seymour Park, Mannamead, Plymouth, Devon, PL3 5BQ



- **Most spacious detached bungalow built in the 1980's.**
- **Generously proportioned adaptable accommodation. uPVC double glazing. Gas central heating.**
- **Entrance lobby. Large 36ft long reception hall. Spacious sitting room.**
- **Good sized separate dining room. 22ft fitted kitchen.**
- **Four bedrooms. Master with ensuite bathroom.**
- **Separate bathroom. Cloakroom/wc.**
- **Double garage.**
- **Parking for four plus vehicles on private drive.**
- **Level corner plot.**
- **Mature enclosed gardens.**
- **Southerly facing at rear.**
- **Vacant. No onward chain.**

THE PROPERTY An impressive and spacious detached bungalow which is understood to have been built in the 1980's, upgraded and improved in the past and maintained to a good standard. Having the benefit of gas fired central heating and uPVC double glazing and with 16 privately owned solar panels benefitting from the original feed in tariff. Set on a good size level corner plot with excellent parking facilities on the drive and within the attached double garage. Having delightful wrap around gardens to the west side, and southerly facing at the rear. A well proportioned home with spacious reception accommodation including an entrance porch, a large hallway, generous size sitting room, with French doors and windows overlooking and opening out to the rear garden, a good sized separate dining room and fitted kitchen. Well serviced with master bedroom having ensuite bathroom, a separate family bathroom and a cloakroom/wc.

LOCATION Enjoying a pleasant position in this prime residential area found in Mannamead, which together with nearby Hartley provides for a good variety of local services and amenities. The position is convenient for access into the city and closeby connections to major routes in other directions.

ACCOMMODATION The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

Panelled part double glazed door into:

ENTRANCE LOBBY 5' 0" x 4' 3" (1.52m x 1.3m) Twin multi-paned bevelled glazed doors into:

RECEPTION HALL 36' 0" x 8' 5" (10.97m x 2.57m) max. Two windows to the front. Cloaks and cupboard and two deep side by side airing/storage cupboards.

SITTING ROOM 20' 6" x 13' 10" (6.25m x 4.22m) French doors with windows to either side and two further windows overlook the back garden. Focal

feature fireplace with Minster style fire surround and hearth and living flame gas fire. Two sets of twin multi-paned bevelled glazed doors open to the reception hall and into:

DINING ROOM 13' 11" x 12' 8" (4.24m x 3.86m) Dual aspect with picture window overlooking the back garden and two further windows to the side. Door to:

KITCHEN/BREAKFAST ROOM 22' 1" x 11' 2" (6.73m x 3.4m) max inpart 6'10" Three windows to the side. Quality modern fitted kitchen with composite worksurfaces, tiled splashbacks, excellent range of cupboard and drawer storage set in wall and base units. Quality integrated appliances include Kenwood dual oven/grill, Siemens four ring variable size hob, extractor hood over, integrated fridge, one and half bowl stainless steel sink unit with Siemens automatic dishwasher under. Three spaces and plumbing suitable for white goods.

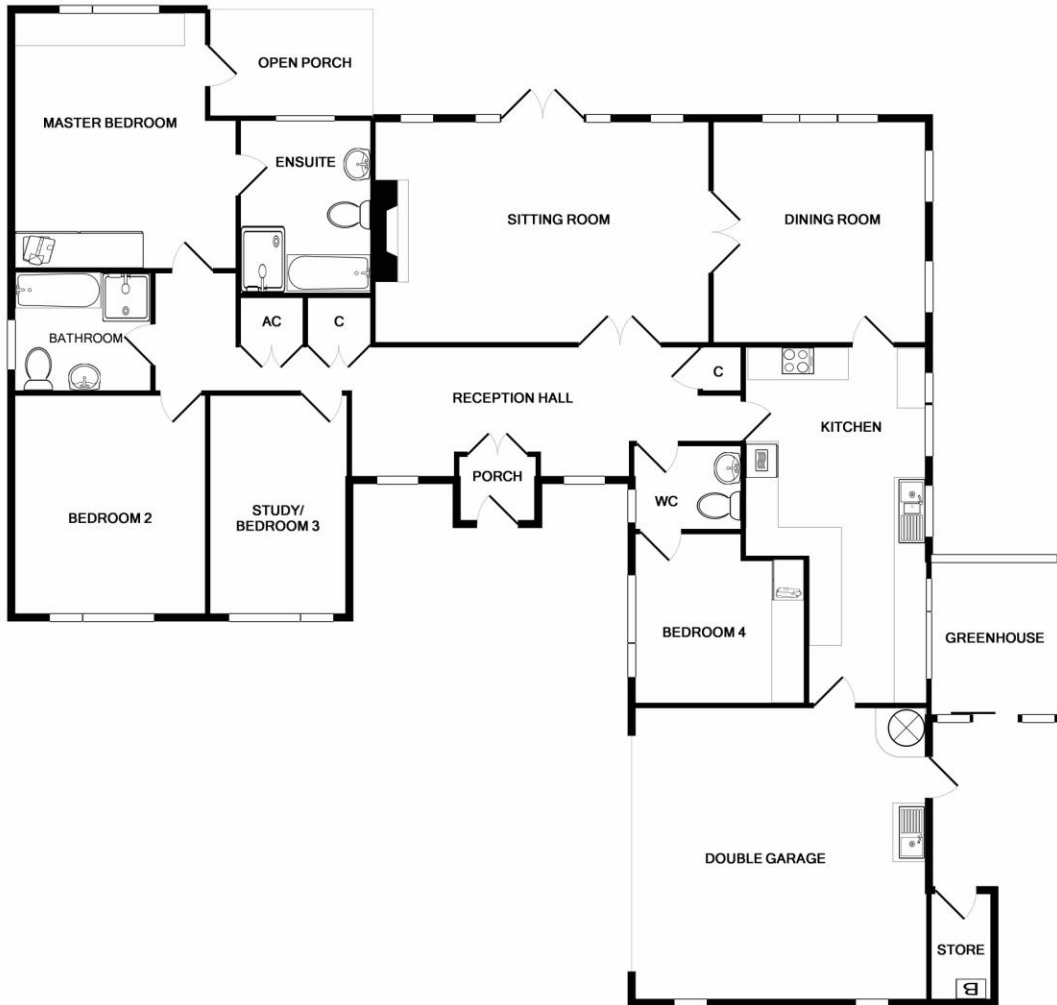
Off the reception hall

MASTER BEDROOM 15' 11" x 13' 10" (4.85m x 4.22m) With picture windows overlooking the back garden. Double glazed door to the rear. Range of fitted quality bedroom furniture including wardrobes, drawers and dressing table. Door to:

ENSUITE BATHROOM 10' 10" x 8' 2" (3.3m x 2.49m) Window to the rear. Cottage suite with pedestal wash hand basin. Mirror and fluorescent strip light with shaver socket over. Close coupled wc, panelled bath with mixer tap and separate walk-in double size shower with Mira shower control.

BEDROOM TWO 13' 9" x 11' 11" (4.19m x 3.63m) Dual aspect with windows to the front and side.

BATHROOM 8' 8" x 7' 5" (2.64m x 2.26m) Window to the side. Cottage suite with pedestal wash hand basin, close coupled wc, twin grip panelled bath



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017

with mixer tap, separate tiled shower with Mira thermostatic shower control.
STUDY/BEDROOM THREE 13' 9" x 8' 8" (4.19m x 2.64m) Window to the front. Range of quality fitted furniture with work desk, cupboards and book shelves along both sides.
CLOAKROOM/WC 6' 9" x 4' 7" (2.06m x 1.4m) Cottage suite with wc and pedestal wash hand basin. Door to:
BEDROOM FOUR 11' 1" x 9' 11" (3.38m x 3.02m) Window to the front. Built-in wardrobe and cupboards above.
DOUBLE GARAGE 18' 8" x 18' 1" (5.69m x 5.51m) Heavy duty wide door on remote control activation. Two windows to the side. Sink unit with cupboard under. Dual Stream Thermo high capacity hot water tank and pressurised controls. Pedestrian door to side garden and here the store room.
STORE ROOM 6' 10" x 3' 10" (2.08m x 1.17m) Housing wall mounted Worcester gas fired boiler servicing central heating and domestic hot water.
LEAN TO GREENHOUSE 9' 8" x 8' 0" (2.95m x 2.44m)
EXTERNALLY A wide entrance with twin galvanised iron decorative gates opens to a double tarmac drive that sweeps up to the property and across to the garage to the side. Providing off street parking for five plus vehicles and potential storage of caravan, boat or trailer. On the west side a long lawned garden area with wide well stocked border containing a variety of mature bushes, shrubs and chestnut trees to the boundary. This continues around to the southerly facing enclosed back garden with level lawned areas, stone paved patio next to the lounge, awning, ornamental pond, rockery feature, further borders containing a profusion of interesting specimen bushes and shrubs. Fenced boundaries. External lighting. Outside water tap.
SOLAR PANELS 16 solar panels on the southerly facing roof slope. Privately owned and installed under the original tariff generating income.

TENURE: FREEHOLD
COUNCIL TAX BAND: G
OFFICE

10-12 Eggbuckland Road
 Henders Corner
 Mannamead, Plymouth
 PL3 5HE

T: 01752 664125
 E: enquiries@alancummings.co.uk
 W: www.alancummings.co.uk

