

FOR SALE

Asking Price of £350,000



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estate agents & valuers

80 Compton Avenue, Mannamead, Plymouth, PL3 5DD



- **Detached house believed to been built in the late 1950's**
- **Upgraded, improved and extended over the years**
- **Well proportioned light and airy accommodation**
- **uPVC double glazing, gas fired central heating**
- **Generous size plot, further potential to extend on either side**
- **17ft lounge**
- **Spacious dining room/breakfast room, kitchen**
- **Conservatory, downstairs wc, three double bedrooms**
- **Refurbished shower room/wc**
- **Garage, long drive, good sized delightful mature gardens**
- **South westerly facing at rear**
- **Vacant, no onward chain**

THE PROPERTY A detached house which is believed to have been built in the late 1950's. The property has been looked after over the years, upgraded and improved in a variety of respects, extended with a substantial dining room addition to the back, and next to this a conservatory added later on.

The property having the benefit of quality uPVC double glazing which is largely modern, gas fired central heating with a modern Worcester boiler which is some five years old and regularly serviced.

The property stands on generous size plot, having a single sized garage, and off street parking on a private drive. A relatively wide plot with front garden, generous width on both sides, and a mature south westerly facing back garden. Overall, the plot offering potential perhaps for further extension on either side.

LOCATION Occupying a pleasant position in the sought after and popular mature established residential area of Mannamead. With a good variety of local services and amenities found nearby and the position is convenient for access into the city.

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.

Pvc part double glazed door into:

GROUND FLOOR

ENTRANCE PORCH 5' 6" x 4' 3" (1.68m x 1.3m)
 Panelled door into:

HALL Staircase with carpeted treads rises and turns

to the first floor.

LOUNGE 17' 1" x 11' 6" (5.21m x 3.51m) Attractive focal feature fireplace with timber surround, reproduction hearth, back and fitted gas fire, slate polished hearth. Understairs storage cupboard. Window to the side, twin glazed doors into:

CONSERVATORY 11' 6" x 11' 4" (3.51m x 3.45m)
 Low height walling surmounted by uPVC double glazed windows on two sides, with french doors overlooking and opening to the rear garden. hardwood parquet flooring. Twin french doors into:

DINING ROOM/BREAKFAST ROOM 24' 10" x 11' 2" max (7.57m x 3.4m)

DINING ROOM 14' 2" x 10' 8" (4.32m x 3.25m)
 Window overlooking the back garden. Archway into:

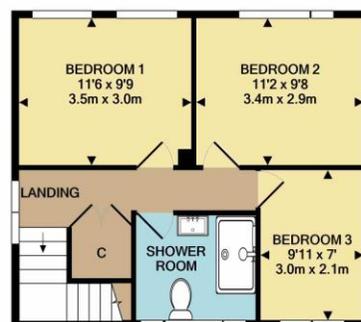
BREAKFAST ROOM 11' 2" x 9' 8" (3.4m x 2.95m)
 Window to the side. Range of fitted cupboard and drawer storage and breakfast bar, in the same style as the kitchen. Doorway into:

KITCHEN 9' 10" x 7' 9" (3m x 2.36m) Window to the front with long views towards South Hams countryside in the distance. Modern fitted with a good range of cupboard and drawer storage set in wall and base units along three sides, roll edge worksurfaces, metro style splashbacks, contemporary Belfast style one and half bowl sink unit with chrome mixer tap, New World Range style cooker with six gas burners, double oven etc, extractor hood over, integrated upright fridge/freezer and dishwasher. Door to side porch and corridor. Cupboard housing Worcester gas fired boiler servicing central heating and domestic hot water, and space for tumble dryer.

WC Window to the front. White wc and wall hung wash hand basin.

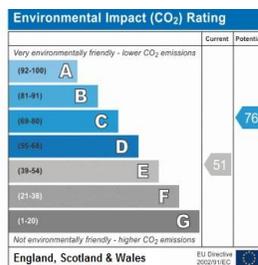
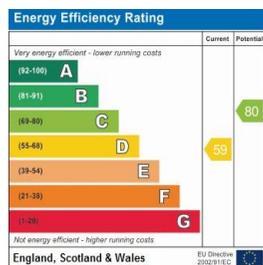


GROUND FLOOR
APPROX. FLOOR
AREA 1025 SQ.FT.
(95.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1471 SQ.FT. (136.6 SQ.M.)
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
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FIRST FLOOR

LANDING Window to the side. Long views across the city. Deep storage cupboard.

BEDROOM ONE 11' 6" x 9' 9" (3.51m x 2.97m) Two windows overlook the back.

BEDROOM TWO 11' 2" x 9' 8" (3.4m x 2.95m) Picture window overlooking the rear.

BEDROOM THREE 9' 11" x 7' 0" (3.02m x 2.13m) Window to the front with long views towards South Hams countryside.

SHOWER ROOM Patterned obscured glazed window to the front. Recently refurbished with quality white suite, comprising of a close coupled wc, vanity wash hand basin with cupboard under and mixer tap, walk-in large tiled shower with handheld mixer tap and overhead douche spray. Attractive floor to ceiling wall tiling with matching floor tiling. Chrome ladder radiator. Contemporary low maintenance ceiling.

GARAGE 23' 10" x 8' 0" (7.26m x 2.44m) With modern remote control roll up door to the front. Mains electric and gas meter, electric smart meter and consumer unit. Archway connecting to workshop.

EXTERNALLY Double gates open into a gently sloping 22ft long concrete laid drive. A lawned front garden with a number of ornamental bushes and shrubs. A decorative iron gate and matching fence open into a wide side garden, landscaped with, paved patio with stone chippings and a variety of ornamental bushes and shrubs.

To the rear a delightful established mature back garden with lawned area, wide borders with herbaceous plants bushes and shrubs, raised decked patio with seating terrace. Enclosed by timber overlap fencing and wall boundaries. Enjoying a good degree of privacy.

TENURE FREEHOLD COUNCIL TAX BAND D

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