

**FOR SALE**

Guide Price £340,000 - £350,000



**Alan Cummings**  
estate agents & valuers

**12 Glenwood Road, Mannamead, Plymouth, PL3 5NH**



- **Most well-presented Home**
- **Classic 1930's Semi Detached House**
- **Extended and Remodelled accommodation**
- **Upgraded and Improved**
- **A characterful, comfortable and welcoming home**
- **Double Glazing and Gas Central heating**
- **Variety of period features**
- **Lounge, Dining Room**
- **Kitchen/Breakfast Room**
- **Downstairs wc, Utility room, Integral garage**
- **3 Bedrooms**
- **Well-appointed Bathroom/WC**
- **Private drive, front garden, low maintenance enclosed rear garden**

### **THE PROPERTY**

A most well-presented and comfortably appointed home believed to have originally been built in the 1930's and which has recently benefitted from upgrading and improvement with subtle remodelling and extension on the ground floor to provide a fitted kitchen together with breakfast room, useful utility room and a separate garage.

The property having the benefit of gas fired central heating with a new boiler installed about eighteen months ago and the benefit of uPVC double glazing. Upgrading works have included the extension of the kitchen/breakfast room, cleverly designed, light and airy and in the breakfast area incorporating an atrium window and French doors to the back garden. A useful utility room with the 'Baxi' gas boiler and a separate garage.

The accommodation comprising an entrance porch, spacious reception hall with useful downstairs cloakroom/wc, a generous size front set lounge with fireplace having gas fire and double sliding doors to the good sized dining room with French doors overlooking and opening to the rear garden. A spacious kitchen/breakfast room, the kitchen cleverly designed and re-fitted and incorporating an excellent range of integrated appliances which include a two ring 'Domino' gas hob, a four ring electric induction hob, a 'Franke' sink with mixer tap and incorporating boiling water and filtered water. A 'Lamona' dishwasher, 'Lamona' oven with combination microwave/oven above. American style 'Fridgemaster' fridge/freezer incorporating ice maker. A useful utility room housing the 'Baxi' gas fired boiler with space and plumbing for washing machine, tumble dryer etc. A door from here into the integral garage currently used as a gym and with substantial overhead storage platform.

At first floor level a spacious landing with potential room perhaps to create access for a loft conversion. The master bedroom set to the front with built-in wardrobes and focal feature fireplace, a second generous size double bedroom with built-in wardrobe, a third bedroom and a well-appointed bathroom with quality white suite incorporating wc, panelled bath with corner set mixer tap and separate handheld shower over, a wall hung wash hand basin and a ladder radiator.

Externally standing on a good sized plot with off street parking on the private drive and southerly facing enclosed low maintenance front garden and to the rear a low maintenance fenced and walled enclosed back garden with decked seating terrace, artificial lawn and borders. Enjoying a good degree of privacy.

### **LOCATION**

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

### **GROUND FLOOR**

**ENTRANCE PORCH** 5' 10" x 5' 4" (1.78m x 1.63m) overall

**RECEPTION HALL**

**W.C.**

**LOUNGE** 15' 0" x 14' 0" max. (4.57m x 4.27m max.)

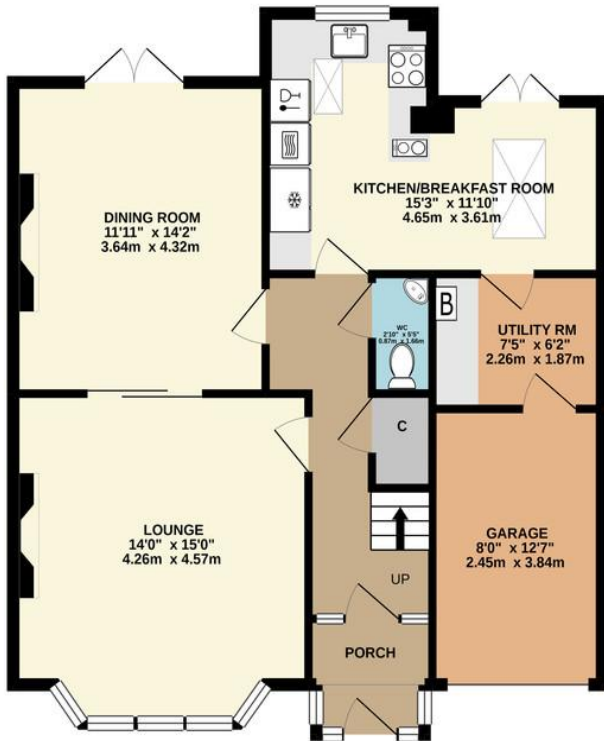
**DINING ROOM** 14' 2" x 11' 11" (4.32m x 3.63m)

**KITCHEN/BREAKFAST ROOM** 15' 3" x 11' 10" max. (4.65m x 3.61m max.)

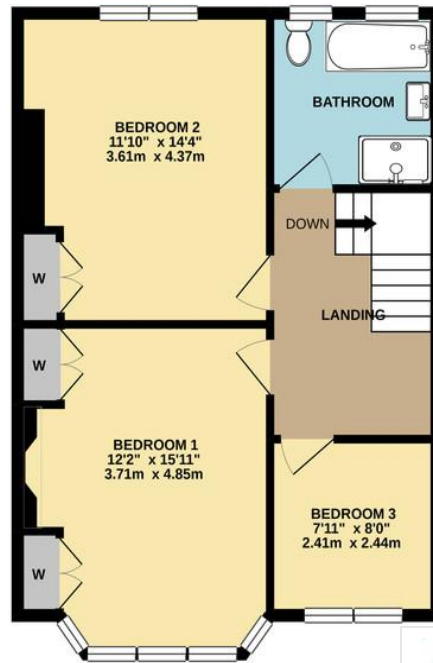
**UTILITY ROOM** 7' 5" x 6' 2" (2.26m x 1.88m)

**INTEGRAL GARAGE** 12' 7" x 8' 0" (3.84m x 2.44m)

GROUND FLOOR  
794 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



## FIRST FLOOR

**LANDING** 9' 8" x 8' 0" (2.95m x 2.44m) overall.  
**BEDROOM 1** 15' 11" x 12' 2" (4.85m x 3.71m) overall.  
**BEDROOM 2** 14' 4" x 11' 10" (4.37m x 3.61m)  
**BEDROOM 3** 8' 0" x 7' 11" (2.44m x 2.41m)  
**BATHROOM** 8' 0" x 7' 10" (2.44m x 2.39m)

## EXTERNALLY

Drive. Front garden. Enclosed rear garden.

**TENURE: FREEHOLD COUNCIL TAX BAND: D**

## OFFICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58   D
39-54	E	47   E	
21-38	F		
1-20	G		

AL FLOOR AREA : 1343 sq.ft. (124.7 sq.m.) approx.

has been made to ensure the accuracy of the floorplan contained here, measurements  
oms and any other items are approximate and no responsibility is taken for any error.  
ement. This plan is for illustrative purposes only and should be used as such by any  
. The services, systems and appliances shown have not been tested and no guarantee  
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