

**Contact us**  
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Plymouth  
PL4 7AA

*Floor Plans...*

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**Opening Hours**  
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**9.15am-5.30pm**  
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**9.00am-4.00pm**  
(Central Plymouth Office Only)

**Our Property**  
**Reference:**  
**19612832**

*Further Information...*

*Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. we strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. should you decide to use them you should know that we may receive a referral fee of between £30 - £100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. Neither Plymouth Homes Estate Agents nor any of it's employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these*



**PLYMOUTH**  
**HOMES**  **ESTATE AGENTS**



- POPULAR LOCATION
- FOUR BEDROOMS
- TWO RECEPTIONS
- KITCHEN/BREAKFAST ROOM
- SOUTH FACING GARDEN
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- ENERGY RATING: BAND E

**56 Lower Compton Road, Mannamead,  
Plymouth, PL3 5DW**

**We feel you may buy this property because....**

**'Of the popular residential location and spacious  
accommodation on offer.'**

**£290,000**

**www.plymouthhomes.co.uk**

Number of Bedrooms  
4

Property Construction  
Add text here

Heating System  
Add text here

Water Meter  
Add text here

Parking  
Add text here

Outside Space  
Add text here

Council Tax Band

Council Tax Cost  
2021/2022  
Full Cost: Add text here  
Single Person: Add text here

Stamp Duty Liability  
First Time Buyer: Add text here  
Main Residence: Add text here  
Second Home of Investment Property: Add text here

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Introducing

This deceptively spacious, semi-detached home is located within the popular residential area of Mannamead and is offered for sale with no onward chain. Internally the accommodation offers a separate lounge and dining room, kitchen/breakfast room, four well proportioned bedrooms and a good-sized bathroom. Externally the property has a southerly facing garden and gives access to a useful storage shed/outside wc. Plymouth Homes strongly advise an internal viewing to fully appreciate this perfect family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE  
Entry is via uPVC glazed double doors opening into the entrance vestibule.

ENTRANCE VESTIBULE  
With tiled flooring, decorative dado rail, hardwood part glazed door with feature-stained glass panels opening into the entrance hall.

ENTRANCE HALL  
With feature-stained glass window to the side, radiator, dado rail and picture rails, coving to ceiling, stairs rising to the first-floor landing with an under-stairs recess with meter cupboard and double-glazed window to the side.

LOUNGE  
16'0" max x 14'0"  
A lovely sized reception space with double glazed box window to the front enjoying the elevated position, decorative feature fireplace, radiator, wooden floorboards, picture rail, coving to ceiling with ceiling rose.

DINING ROOM  
14'0" x 12'0"  
With double glazed window to the rear, decorative feature fireplace, radiator, wood effect laminate flooring, picture rail, coving to ceiling.



KITCHEN/BREAKFAST ROOM  
17'0" x 9'4"  
Fitted with a matching range of base and eye level units with worktop space above, glazed display units, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, integrated fridge and freezer, spaces for dishwasher, washing machine and cooker, pull out cooker hood, double glazed windows to either side, radiator, tile effect laminate flooring, coving to ceiling, part glazed door opening to the side of the property.

FIRST FLOOR

LANDING  
A lovely sized landing with feature-stained glass window to the side, radiator, dado rail and picture rail, access to the loft space.

BEDROOM 1  
13'5" x 12'0"  
A double bedroom with double glazed window to the front enjoying the outlook, radiator, picture rail, coving to ceiling.

BEDROOM 2  
14'0" x 12'0"  
A second double bedroom with double glazed window to the rear, decorative feature fireplace, built in storage cupboard into alcove, radiator, picture rail.

BEDROOM 3  
9'4" x 8'0"  
A good sized third bedroom with double glazed window to the rear, radiator, picture rail.

BEDROOM 4  
10'0" x 6'2"  
A single bedroom with double glazed window to the front, radiator, picture rail.



BATHROOM  
8'2" x 6'0"  
Fitted with a three-piece white suite comprising panelled bath with shower above and separate hand shower attachment off the telephone style mixer tap, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, chrome radiator/towel rail, two obscure double-glazed windows to the side, tiled flooring, coving to ceiling.

OUTSIDE

FRONT  
The front of the property is approached via a gate and steps rising to the main entrance and a gravelled garden area. To the right side a pathway and gate lead onto the side door to the kitchen/breakfast room and the rear garden.

REAR  
The rear opens to a southerly facing and enclosed garden. From the kitchen/breakfast room a pathway leads across the rear of the property accessing a useful storage shed and onto a side, paved courtyard area with raised border. Steps then rise to a further paved seating area with flower borders and all enclosed by wall and fencing.

STORAGE SHED/OUTSIDE WC  
10'5" x 3'11"  
A useful storage space with light, power, housing the wall mounted boiler serving the heating system and domestic hot water and with a high-level flush WC.

AGENT’S NOTE  
These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.

