

FOR SALE

Price £300,000



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27 Glenavon Road, Mannamead, Plymouth, PL3 4PE



- Well proportioned mid-terraced house, built circa 1920/30's
- Extremely well presented, uPVC double glazing and gas central heating
- Spacious light and airy accommodation
- Entrance lobby, hall
- Bay fronted lounge
- Dining room, fitted kitchen
- Utility room
- Three good sized bedrooms
- Spacious fitted bathroom/wc
- Delightful landscaped gardens to the front
- Walled enclosed landscaped to the rear
- Incorporating off street parking/carport

THE PROPERTY A most well presented and generously proportioned mid-terraced house thought to have been built circa 1925/30, and has been owned for some 12 years and extensively upgraded, improved and refurbished. Now providing a most well presented and comfortably appointed home. Entrance lobby, hall, and kitchen all having oak flooring, modern fittings in the kitchen, which was re-fitted about two years ago, spacious lounge, fireplace, and good sized dining room with french doors to the back garden. A useful utility room which houses the Valliant gas fired boiler servicing central heating and domestic hot water. At first floor level three bedrooms, and a spacious well appointed modern fitted bathroom/wc.

Having a generous sized loft with potential for conversion, and ample space on the landing perhaps for a returning staircase.

Without doubt a most well presented home.

Externally with delightful landscaped gardens to the front, good sized southerly facing enclosed to the rear and here incorporating a generous sized carport, providing off street parking if required.

LOCATION Set in this popular residential area of Mannamead with a good variety of local services and amenities found nearby in Mannamead, Hartley and Peverell. The position is convenient for access into the city and nearby 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.

A glazed porch with exterior light and panelled part double glazed door into:

GROUND FLOOR

ENTRANCE LOBBY 6' 0" x 3' 2" (1.83m x 0.97m) Oak hardwood flooring. Timber panelled internal door with leaded glazed light into:

HALL 13' 4" x 6' 0" overall (4.06m x 1.83m) Staircase with carpeted treads rises and turns to the first floor. Useful understairs storage cupboards, housing mains gas meter, mains electric meter and consumer unit. Oak flooring.

LOUNGE 15' 9" x 12' 9" overall (4.8m x 3.89m) Wide box bay window to the front. Picture rail, focal feature fireplace with timber surround, cast iron fireback with decorative tiled slips, tiled hearth and open working grate. Wide archway to:

DINING ROOM 13' 0" x 11' 4" (3.96m x 3.45m) French doors overlooking and opening to the landscaped rear garden. Picture rail. Focal feature fireplace with timber surround, cast iron fireback, polished hearth and working grate.

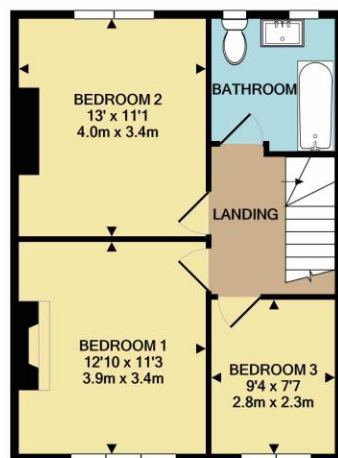
KITCHEN 9' 1" x 7' 4" (2.77m x 2.24m) Window to the rear. Modern fitted quality integrated kitchen with a good range of cupboard and drawer storage set in wall and base units, worksurfaces with metro tiled splashbacks, stainless steel sink with adjustable mixer tap, integrated appliances include Hotpoint four ring variable size Schott Surround hob and Hotpoint electric fan assisted oven under, integrated fridge, good range of cupboard and drawer storage, oak hardwood flooring, timber part glazed door into:

REAR LOBBY Pvc double glazed back door and doorway into:

UTILITY ROOM 5' 11" x 5' 9" (1.8m x 1.75m) Window to the side. Worksurface with space and plumbing under suitable for automatic washing machine, tumble dryer etc, cupboard housing wall mounted Valliant gas fired boiler servicing central heating and domestic hot water.



GROUND FLOOR
APPROX. FLOOR
AREA 562 SQ.FT.
(52.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1036 SQ.FT. (96.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR

LANDING Ceiling light point. Smoke detector. Carved original balustrading to the stairwell, exhibiting heart shape, dado rail.

BEDROOM ONE 12' 10" x 11' 3" (3.91m x 3.43m) uPVC double glazed window to the front. Focal feature period fireplace with slate polished hearth. Six downlighters on dimmer switch.

BEDROOM TWO 13' 0" x 11' 1" (3.96m x 3.38m) uPVC double glazed window to the rear. Six downlighters on dimmer switch control.

BEDROOM THREE 9' 4" x 7' 7" (2.84m x 2.31m) Window to the front. Four downlighters. Currently used as a dressing room.

BATHROOM 7' 9" x 7' 5" (2.36m x 2.26m) Spacious light and airy with two patterned obscured uPVC double glazed windows to the rear. Quality white modern suite with close coupled wc, pedestal wash hand basin with mixer tap and illuminated mirror over, spa panelled bath, corner set shower tap, and overhead douche spray shower and glazed shower screen. Curved ladder radiator. Leaded stained glass window to landing. Access hatch to insulated loft.

EXTERNALLY

A decorative galvanised iron gate opens into a low maintenance recently landscaped front garden, laid out with attractive wide natural stone paving and raised flower and shrub borders containing a variety of ornamental bushes and shrubs.

To the rear of the property a delightful walled landscaped southerly facing garden, attractively laid out for minimal maintenance. From the dining room french doors open to the low maintenance composite decked patio with stainless steel and glass balustrading and from here steps down to the main courtyard, laid to stone style paving. Remote controlled roll up garage style door opens to a paved carport.

CARPORT 17' 2" average x 9' 6" (5.23m x 2.9m) Providing off street parking within the curtilage. Outside water tap.

TENURE FREEHOLD COUNCIL TAX BAND C

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