



Falcon
fine

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48 Compton Avenue

Mannamead, Plymouth, PL3 5DA

Guide Price £500,000 - £550,000





In Brief

A fabulous opportunity has now come to the market! 4/5 bed roomed detached home.

Reception Rooms Living room plus sitting room / dining room

Bedrooms 5 bedrooms - 2 downstairs and 3 upstairs

Heating Gas central heating

Area 1610 Sq Ft

Tenure Freehold

Parking Long driveway and double garage

Council Tax E

Description

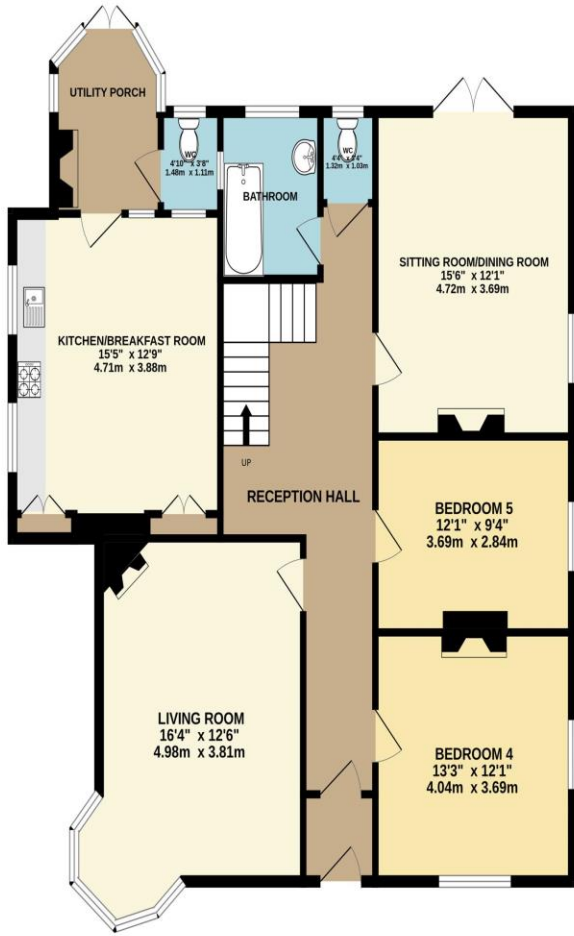
Located in this exceptional residential area is this fabulous period detached family home that was built in the 1920's with a fabulous, characterful and unique appearance. The property, that was used in the war as a mapping office, has been with the same family for over 50 years. It does now require a degree of updating and modernisation however, the opportunity here to refurbish and maybe extend this wonderful home is simply not in question. The property stands on a really good sized plot with a southerly facing garden that backs onto Seymour Road. The reception hallway and staircase is nothing short of spectacular. The living room is a good size with a unique bay window to one corner of the room. There is a second sitting room to the rear of the house with doors leading into the garden. The kitchen / breakfast room is a good size to the rear with an attractive rear porch/utility leading to the garden. Separate w/c. To complete the accommodation on the ground floor there are two bedrooms a bathroom and a second w/c. The spectacular staircase takes you to the first floor where you have three more good sized bedrooms. The property comes with gas central heating and upvc double glazing. Outside to the front there is a lawned garden setting the house nicely back from the road. A driveway runs up the side to the rear where you will find a double garage. The rear garden is an absolute delight, it is laid to lawn, level and has a lovely selection of shrubs, bushes and trees all around. The garden has a perfect southerly aspect. The property is positioned close to some excellent schools whilst also being within easy reach of the City Center. Derriford Hospital is approx 3 miles away and a 15 minute drive. This is the sort of opportunity that literally comes to the market once in a lifetime, we would thoroughly recommend an early viewing.

Need A Mortgage?

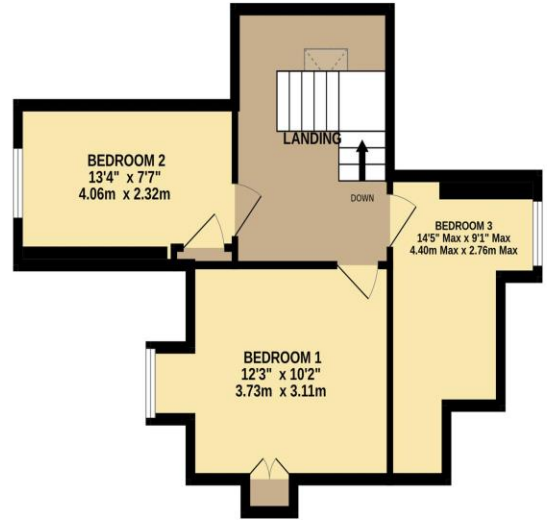
Don't pay more than you need to for your mortgage advice: ours is only £195 paid when you move!

Floor Plans

GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1610 sq.ft. (149.6 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Your home may be repossessed if you do not keep up repayments on your mortgage.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

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