



16 Western College Road, Mannamead, Plymouth, Devon, PL4 7AG



Price £479,950



Located within this desirable avenue on the southern fringe of Mannamead between Seymour Road and Mutley Plain, providing excellent access to schooling, parkland, Plymouth University and the City Centre some one mile distant.

Built in the late 1800's this exceptional semi-detached and deceptively spacious residence exudes charm, ambiance and many classic original features of the 'Art Nouveau' era as typified by ornate newel posts, balustrading, leaded stained-glass windows, mouldings and fireplaces.

This superb period homes enjoys a southerly aspect to the rear with an enclosed garden and a large roof garden which enjoys panoramic views across the City Centre towards Plymouth Sound and East Cornwall.



The property has been exceptionally well maintained over the years and has recently been redecorated throughout the accommodation as well as freshly painted externally. The impressive split-level accommodation, complete with mezzanine levels, comprises a reception hall, sitting room, dining room, a fantastic 20' 9 kitchen/breakfast room with integrated appliances, large utility room/gym with several storage cupboards, five bedrooms, a large family bathroom with a roll top bath, WC, wash hand basin and a separate shower cubicle, and an additional good size shower room with WC and hand basin.

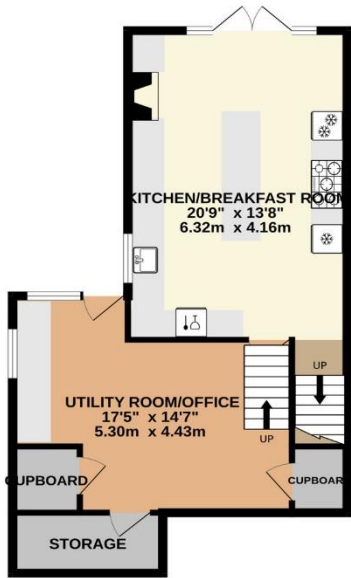
An early viewing is essential to appreciate this spacious family home with immense character.

To view this property call Lang Town & Country Estate Agents on 01752 256000.

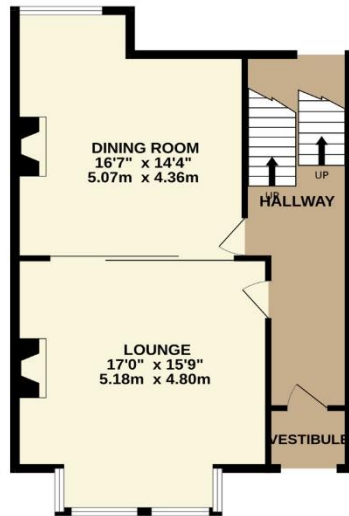
www.langtownandcountry.com



GARDEN LEVEL
579 sq.ft. (53.8 sq.m.) approx.



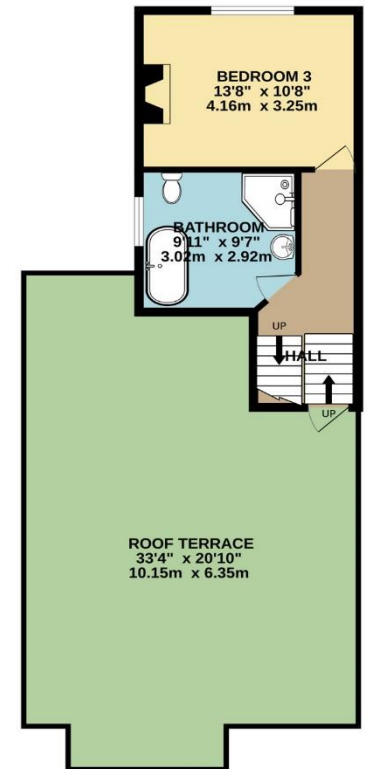
GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
891 sq.ft. (82.8 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 2397 sq.ft. (222.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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