



196 Mannamead Road, Hartley, Plymouth, Devon, PL3 5RE

# Guide Price £415,000

Lang Town and Country are delighted to offer to the market this exceptional family period house with a large enclosed rear garden situated in the popular residential and much sought after area of Hartley. The location offers fantastic local amenities with Morrisons Superstore nearby, good schooling at Manadon Primary and Compton Primary and easy access to the A38 carriageway.

Step into the charm of history with this captivating four-bedroom terraced house, a timeless gem dating back to the late 1800's. Immerse yourself as you enter through the storm porch, wide entrance hall, leading to an attractive bay-fronted sitting room adorned with an open working fireplace.

The ground floor unfolds with a dining room, a convenient downstairs shower room, and a culinary haven – a fantastic large kitchen/diner which is perfect for hosting and entertaining. The kitchen includes integrated white goods; dishwasher, washing machine and tumble dryer, integrated tall fridge and separate tall freezer as well as a 'Stoves' 7 ring gas cooker. For moments of relaxation, discover the snug, featuring a wood-burning stove and bi-folding doors that seamlessly connect indoor with outdoor spaces.

Ascend the stairs to find three spacious double bedrooms and a fourth smaller double bedroom, each exuding a unique charm and comfort. The top floor unveils panoramic views across the valley, adding an extra touch of allure to this charming residence.

Beyond the walls, a fantastic enclosed rear garden awaits, stretching a great length – a rarity for this style of house. The garden is easy to maintain and accessed via both the dining room and the rear of the downstairs. From the bi-folding doors there is a raised decked area with steps down to the rest of the garden. Embrace the fusion of heritage and modern living in this splendid abode, where the past meets the present in perfect harmony.

We understand the house is being offered to the market chain free.

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





GROUND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 1622 sq.ft. (150.7 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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