



6 Meadfoot Terrace



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Plymouth, PL4 7AH

City Centre 1.5 miles Exeter Airport 47.5 Miles Looe 19.6 Miles

A beautifully presented, four bedroom family home of generous proportions situated in a well-regarded residential area on the southern fringe of Mannamead.

- Double Fronted Period Home
- Stylish Kitchen/Dining Space
- Four/Five Bedrooms
- Freehold
- Two Generous Reception Rooms
- Modern Family Bathroom
- Council Tax Band E
- Gardens at the Front and Side of House with an Attractive Courtyard at the Rear

Guide Price £550,000

The highly sought after Mannamead area of the City is well known for it's leafy avenues and period residences. Within walking distance of local amenities, well regarded state and private schools and the City Centre. Easy access to the A38 to Cornwall and Exeter. Plymouth, known as The Ocean City has a natural harbour along with the historic Barbican area. To the north is the Dartmoor National Park extending to over 300 miles, which provides excellent activities for the lovers of the great outdoors. There is a mainline train station offering a three-hour service to London - Paddington as well as Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

This elegant home has an abundance of light and spacious accommodation providing lots of space for families, comprising two generous reception rooms, a beautiful kitchen/diner which is the perfect hub of the home for both family meals and entertaining – with bi-fold doors leading out to the Mediterranean style courtyard, ideal for alfresco dining. The landing provides access to a double bedroom with a good size dressing room and in turn two, large double bedrooms in addition is a single bedroom/study. Externally the garden wraps around the side and front of the house as well as a rear courtyard style garden, there is on road parking.

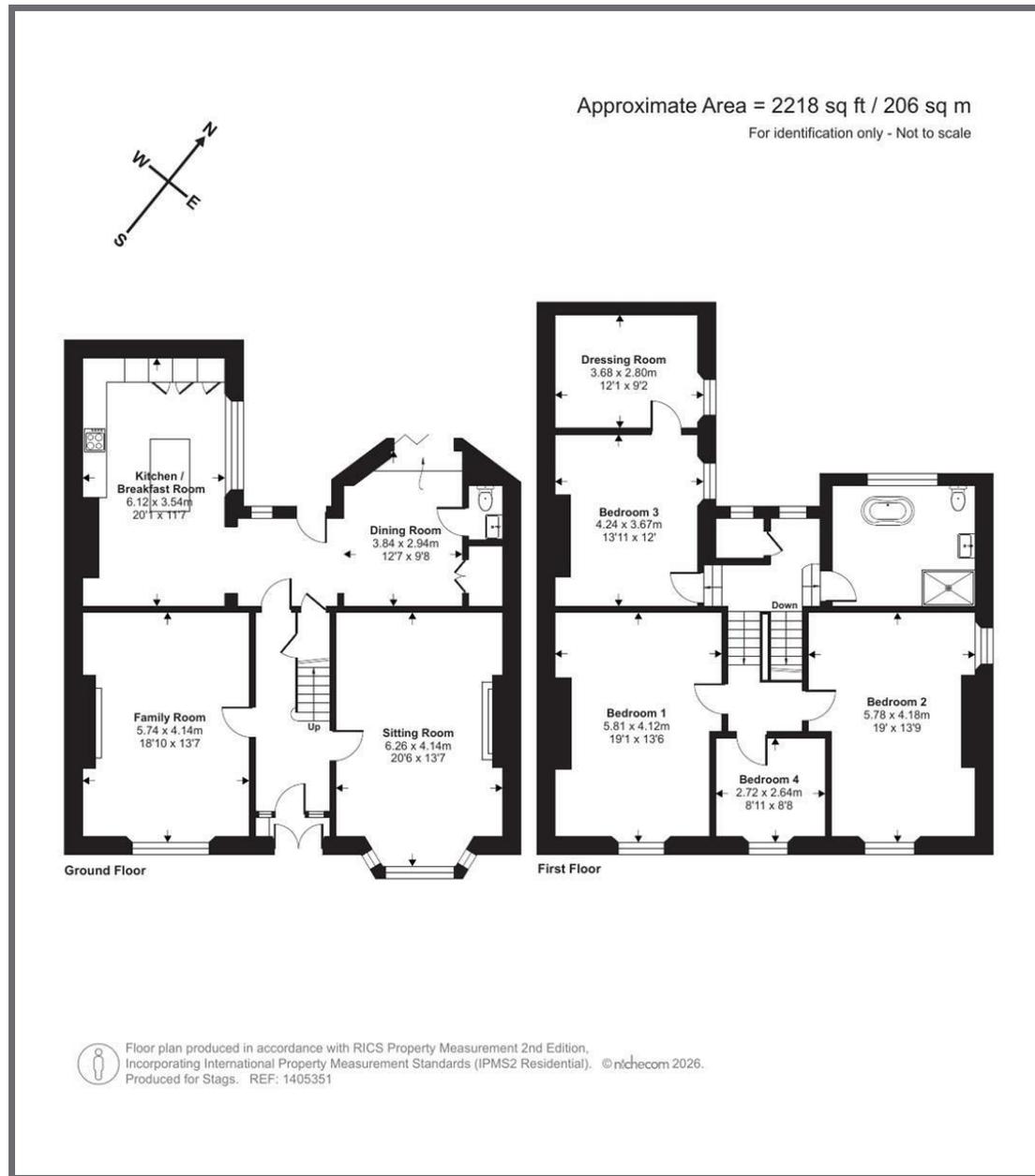
Services – Mains Gas/Electric/Water & Drainage.

Based on the latest data from Ofcom, Ultrafast broadband and mobile coverage from EE, Three, O2 & Vodafone are available at the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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