

Offers Over £400,000



32 TRELORRIN GARDENS, MANNAMEAD, PLYMOUTH, PL3 4QD

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

FULL DESCRIPTION

Built circa 2005, this four-storey town house was constructed by renowned, upmarket home builders, Charles Church Developments Limited. Positioned on land adjacent to prestigious parkland in Mannamead, Thorn Park and Mutley Park, the site offers two allocated, residents parking spaces and multiple visitors parking spaces, in this private cul-de-sac, within an enclosed wooded copse, with security-gated access onto the two previously noted parks. This is a wonderful local for dog or cat owners! The home is within the catchment area of, Hyde Park Primary School and is within ¼ of a mile from Plymouth College. The house is within walking distance of Kings Prep. School, DHS for boys, DHS for girls and Plymouth High School for girls. Local amenities abound in nearby shopping parades of Hyde Park and Mutley Plain, whilst Plymouth City Centre, Plymouth Hoe and the historic Barbican are approximately 1.5 miles away.

The ground floor accommodation has been stylishly redesigned by the current owner and now includes a fantastic bar/sports room. This space could just as easily be used as a cinema room, playroom, a large office or a gym. The flexible and adaptable accommodation comprises: Entrance porch, reception hallway, barroom, W.C., bedroom three/garden room, kitchen/breakfast room, large lounge/diner, master bedroom, en-suite shower room, bedroom four, family bathroom, bedroom five and bedroom two that encompasses the entire third floor (ideal for teenagers or lodgers). The ground floor could easily form an annexe. Well served by sanitary facilities that include a wc, a family bathroom and an en-suite, three spacious reception rooms, large kitchen/breakfast room and five bedrooms. An enclosed rear garden.

The house boasts plentiful, useful storage cupboards, contemporary, grey, PVCu double glazing, gas central heating, has balconies to the front and rear and enjoys lovely, immediate parkland views to the rear and a wooded, westerly outlook to the front.

The house offers an enclosed, level rear garden that backs onto the parkland behind.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL, FTTC and FTTP.

MANNAMEAD

The highly sought after Mannamead area of the City is a suburb famed for its wide, leafy avenues and large detached, semi-detached residences and grand villas. The late Victorian Anglican Emmanuel church provides a distinctive local landmark and Mannamead Road itself serves as one of the city's principal commuting routes. There is well-regarded state and private schooling nearby, including Plymouth College, Kings Primary School, Compton C of E Primary School and Hyde Park Primary School and a small selection of local shops, the area borders Hartley, Higher Compton and Peverell and continues to be a desirable purchase location. Plymouth City Centre is approximately 1.5 miles away, Henders Corner offers local amenities in the heart of the suburb, whilst Mutley Plain offers many amenities and is the neighbouring borough. The A38, is located on Mannamead's North eastern border, therefore easy access is assured, in and out of the area.



FLOOR PLAN



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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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2025/2026 is £2,842.17 (by internet enquiry with Plymouth City Council). These details are subject to change

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2025.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

