



Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

Email: office@swiftestateagents.co.uk
Website: www.swiftestateagents.co.uk



Offers In Excess Of £500,000 FREEHOLD

VAPRON ROAD, MANNAMEAD, PLYMOUTH

EPC – TBC



PROPERTY DETAILS

Swift Estate Agents are pleased to present this impressive and characterful 6 bedroomed semi-detached house built circa. 1918 in the highly desirable area of Mannamead, offering generously proportioned accommodation and arranged over 3 floors. In need of updating and modernisation but offers so much potential to be a stunning family home once the works have been completed. Maintaining many of its original features to include beamed ceilings, large bay windows and leaded light windows, art deco balustrading, panelled walling and feature fireplaces, these are just some of the reasons as to why you should book to view this delightful family home!

The accommodation comprises of an entrance porch, spacious entrance hall, 2 large reception rooms, cloakroom, spacious kitchen with original pantry cupboard, utility room and boiler room. 6 double bedrooms, bathroom and separate WC. Externally there is a garage/workshop and driveway providing off-road parking and gardens being situated on three sides of the property, in need of landscaping. The property has the added benefit of being sold with no onward chain and gas centrally heated.

COUNCIL TAX BAND – E

Solid wood door to;

ENTRANCE PORCH

Original oak door to;

ENTRANCE HALL

A spacious entrance hall with stairs to first floor, panelled walling, doors lead off the entrance hall providing access to all ground floor rooms.

DINING ROOM

20'0 into bay x 14'7 (6.1m into bay x 4.5m)

Original feature leaded light bay window to front elevation, 2 panelled radiators, original fireplace with wooden surround and mantle over, original beamed ceiling.

LOUNGE

21'6 x 16'0 (6.6m into inglenook fireplace x 4.9m)

Original beamed ceiling, panelled radiator, wooden fire surround with adjacent bench seating, deco and embossed walls, leaded light windows to rear elevation, large leaded light picture window to front elevation.

CLOAKROOM

7'8 x 6'2 (2.4m x 1.9m)

1920's style pedestal basin, low level WC, panelled radiator, glazed display cabinet, opaque leaded light window to side elevation.

KITCHEN

12'1 x 9'8 (3.7m x 3m)

A range of base and eye level storage cupboards, inset single bowl double drainer stainless steel sink unit, panelled radiator, large picture window to side elevation, large walk-in pantry cupboard with fitted shelving, adjacent door to;

UTILITY ROOM

10'1 x 5'9 (3.1m x 1.8m)

Single bowl single drainer stainless steel sink unit, panelled radiator, leaded light window to rear elevation, door to further pantry cupboard with leaded light window to side elevation, further door to;

BOILER ROOM

Wall mounted Ideal boiler providing hot water and central heating, window to rear elevation.

FIRST FLOOR

LANDING

Attractive leaded light window to side elevation, art deco balustrading, panelled radiator, built-in airing cupboard, secondary staircase to second floor. Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

16'0 x 14'7 (4.9m x 4.5m)

Panelled radiator, UPVC double glazed window to south-facing front elevation, adjacent leaded light windows to side elevations.

BEDROOM TWO

16'4 x 10'8 (5m x 3.3m)

Victorian style fireplace with wooden surround and mantle over, large double built-in storage cupboard, panelled radiator, leaded light window to rear elevation.

BEDROOM THREE

13'4 x 10'8 (4.1m x 3.3m)

Panelled radiator, Victorian style fireplace, large double built-in storage cupboard, leaded light windows to front elevation.

BEDROOM FOUR

12'7 x 9'5 (3.9m x 2.9m)

Panelled radiator, leaded light window to rear elevation.

BATHROOM

White suite comprising panelled bath, pedestal basin, radiator, heated towel rail, opaque leaded light window to side elevation.

SEPARATE WC

Matching low level WC suite, opaque leaded light window to side elevation.

SECOND FLOOR

LANDING

Velux window to rear elevation, doors leading to;

BEDROOM FIVE

16'1 x 15'7 (5.1m x 4.8m)

Victorian style fireplace, leaded light dormer window to front elevation.

BEDROOM SIX

14'1 x 10'8 (4.3m x 3.3m)

Leaded light window to rear elevation.

OUTSIDE

GARDENS

The gardens are situated to three sides of the property. The front garden comprising of a small garden area with steps leading up to the front door and a side pedestrian gate giving access to the side and rear garden. Fully enclosed, with high stone walling, offering a good degree of privacy and seclusion and in need of landscaping. To the side of the property is a single garage/workshop and driveway.

LOCATION

Mannamead is a well-established residential area, with Vapron Road being a sought-after address in Plymouth. Positioned close to shops, amenities at Henders Corner and Mutley Plain and being within easy access to the City Centre and good transport links. Schools are located nearby to include Hyde Park Primary and Secondary School, Kings School and Plymouth College.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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