



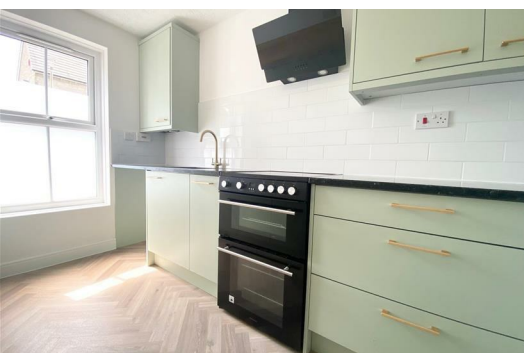
22 Temeraire Road

Manadon, Plymouth, PL5 3UB

£300,000



Well-presented property with accommodation briefly comprising an entrance hall, newly-fitted kitchen, lounge/diner, conservatory & downstairs cloakroom with the first floor hosting 2 double bedrooms & a family bathroom. On the top floor is the master bedroom, walk-in wardrobe & a further shower room. Outside, the garage & driveway are in a block opposite the property & there is a low-maintenance, enclosed rear garden.



TEMERAIRE ROAD, MANADON, PLYMOUTH PL5 3UB

ACCOMMODATION

Composite front door with inset obscured glass, opening into the entrance hall.

ENTRANCE HALL 11'10" x 3'3" (3.63 x 1)

Doors providing access to the kitchen, lounge and downstairs cloakroom. Storage cupboard. Stairs ascending to the first floor landing.

KITCHEN 11'10" x 6'2" (3.62 x 1.9)

Newly-fitted with a matching range of base and wall-mounted units incorporating a roll-edged emerald pearl granite worktop and a square-edged wooden worktop. Under-mounted composite sink with mixer tap and tiled splash-back. Spaces for washing machine, cooker and fridge/freezer. Extractor hood. uPVC double-glazed window to the front elevation.

LOUNGE/DINER 17'10" x 12'11" (5.44 x 3.94)

Artificial fireplace set onto a polished stone hearth and surround with wooden mantel over. Wooden-framed double-glazed French doors opening into the conservatory. Understairs storage cupboard.

CONSERVATORY 9'8" x 7'10" (2.95 x 2.4)

Constructed beneath a polycarbonate roof with uPVC double-glazed windows to the side elevations and uPVC double-glazed patio doors leading out to the garden.

DOWNSTAIRS CLOAKROOM 6'0" x 2'9" (1.83 x 0.84)

Close-coupled wc and wash handbasin with mixer tap set into a storage unit. Chrome heated towel rail. Obscured wooden-framed double-glazed window to the front elevation.

FIRST FLOOR LANDING 9'8" x 6'4" (2.96 x 1.95)

Doors providing access to bedrooms two and three and the bathroom. Stairs ascending to the second floor landing.

BEDROOM TWO 12'11" x 10'5" (3.95 x 3.2)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 12'11" x 10'2" (3.94 x 3.11)

2 uPVC double-glazed windows to the front elevation.

BATHROOM 3'10" x 6'2" (1.19 x 1.90)

Fitted with a matching suite comprising panelled bath with shower over, wash handbasin with mixer tap set into a storage unit and close-coupled wc. Chrome heated towel rail. Shaving point. Extractor. Obscured uPVC double-glazed window to the side elevation.

SECOND FLOOR LANDING 6'0" x 3'1" (1.83 x 0.95)

Doors providing access to bedroom one and the shower room.

BEDROOM ONE 14'6" x 12'10" (4.42 x 3.92)

uPVC double-glazed window to the front elevation. Drop-down hatch to boarded, insulated loft. Door opening into a walk-in wardrobe.

WALK-IN WARDROBE 9'9" x 5'8" (2.98 x 1.75)

Storage cupboard housing the Megaflo cylinder.

SHOWER ROOM 8'2" x 6'2" (2.50 x 1.89)

Fitted with a matching suite comprising a double walk-in shower with waterfall attachment, 'his-&-hers' sinks with mixer tap set into a wall-mounted storage unit and close-coupled wc. Chrome heated towel rail. Shaving point. Extractor. Wooden double-glazed Velux window to the rear elevation.

OUTSIDE

The property is approached via a public walkway. The rear garden is enclosed and laid to stone chippings for ease-of-maintenance, including a seating area and a wooden gate to the side leading to an access lane.

GARAGE 17'7" x 9'0" (5.37 x 2.76)

Situated in a block opposite the property with parking to the front.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

WHAT3WORDS

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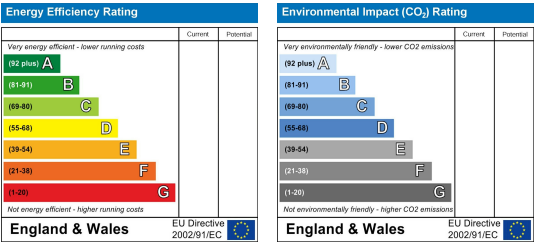
Area Map



Floor Plans



Energy Efficiency Graph



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