



Key Features

- ✓ Beautiful apartment
- ✓ Original characteristics
- ✓ Three large bedrooms
- ✓ Two bathrooms
- ✓ Leasehold
- ✓ EPC rating D



Mannamead Road, Mannamead, Plymouth

Guide price £300,000



SOLD WITH NO ONWARD CHAIN!

Boasting with elegance, this converted semi-detached Victorian property stretches over two floors, providing ample living accommodation. Keeping with the original characteristics of the building, the property is finished with high ceilings and ceiling roses throughout and a beautiful stained-glass window to the landing.





Entering the property via the communal entrance, stairs lead you to the first floor where you are greeted by the impressive sized landing, great for placing a dining room table and entertaining guests.

From here, you will find two substantial sized bedrooms with wardrobes, living room with a beautiful bay window overlooking the front elevation and traditional feature fireplace, family shower room with shower enclosure and W/C as well as the fitted kitchen, all on the same level.

The kitchen is fitted with white high gloss lower and wall units and matching soft close drawers. Integrated oven, microwave and 5-point gas hob with cooker hood overhead. Freestanding fridge-freezer, dishwasher and washing machine. Finished with black speckled fitted worktop, inset sink with mixer tap and drainer.

Upstairs to the top floor, is home to the third spacious sized double bedroom with built in storage and Velux skylights as well as the family bathroom with shower over bath, W/C.

The property benefits from ample off-road parking and is situated close to local amenities with easy access to the A38 and the City Centre.

The property is being sold with no onward chain.

Please note that the property is currently tenanted and earns an annual market rental figure of £10,740pa producing a yield of approx. 3.5%. The property can be sold with the current tenant in-situ or, if the property is sold for any other purpose than a rental, the tenant will be served with the relevant two months' notice at the point of sale being agreed.

Tenure - Leasehold

Lease length - 979 years remaining

Service charge and ground rent - TBC

Council tax band - D



Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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All measurements have been taken as a guide to prospective buyers only and are not precise.

If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Mannamead Road, Plymouth, PL3

Approximate Area = 1712 sq ft / 159 sq m

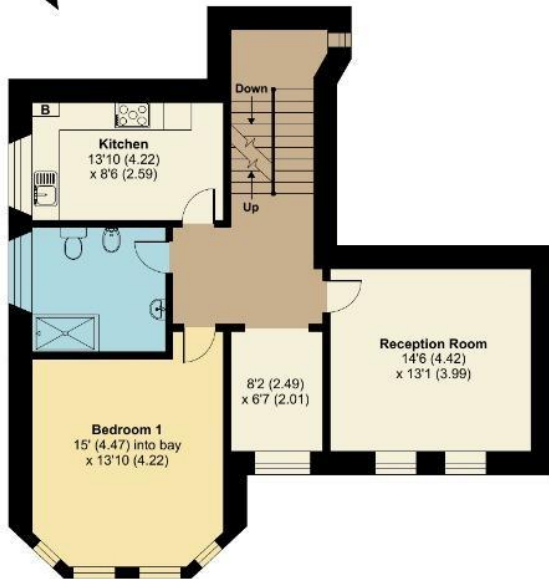
Limited Use Area(s) = 215 sq ft / 19.9 sq m

Total = 1497 sq ft / 139 sq m

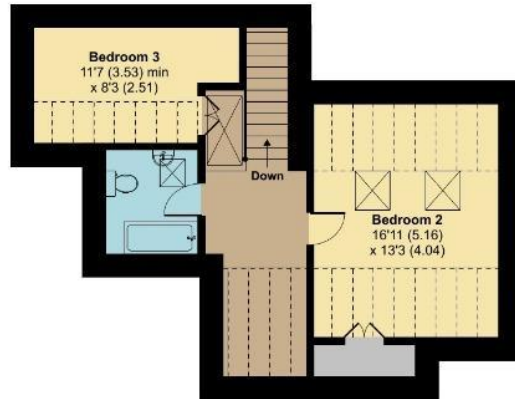
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2022. Produced for Northwood. REF: 881743

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