



Flat 1, 107 Mannamead Road

Mannamead, Plymouth, PL3 5LJ

£200,000



107 Mannamead Road comprises a substantial three storey, end of terrace, late Victorian villa which was converted circa. 1990 to create six self contained apartments. Flat 1 comprises the largest of the flats on the ground floor, an excellent and comfortably appointed home & has the benefit of a small private garden area. In the same family ownership since about 1994. Communal lobby & hall, private hall, large lounge/dining room, a new fitted integrated kitchen, two double bedrooms, bathroom/WC & a useful utility room. Communal gardens.



FLAT 1, 107 MANNAMEAD ROAD, PLYMOUTH PL3 5LJ

LOCATION

Fronting onto Mannamead Road and at the side into Whiteford Road with generous size wrap around gardens which are communal and for the use of all the flats. A variety of local services and amenities are found close by including bus services, doctors surgery and various shops. The position is convenient for access into the city and close by connections to major routes in other directions.

ACCOMMODATION

Double panelled doors open into:

COMMUNAL ENTRANCE LOBBY 5' x 4'2 (1.52m x 1.27m)

Cupboard with mains gas and electric meter cupboards. Double panelled doors into:

COMMUNAL HALL 32' x 6'5 (9.75m x 1.96m)

Widening to 7'6 including staircase. Entrance door opening into:

FLAT 1

HALL 25' x 4'2, in part 3'2 (7.62m x 1.27m, in part 0.97m)

Incorporating STORE 3'10 X 2'4 with window to the side.

LOUNGE/DINING ROOM 17'5 x 16'5 max (5.31m x 5.00m max)

uPVC double-glazed window to the front elevation. Decorative coved ceiling. Focal feature fireplace with timber surround and fitted gas fire, with shelving to either side of the chimney breast. Serving hatch to the kitchen.

KITCHEN 11'9 x 6'4 (3.58m x 1.93m)

New fitted kitchen with a good range of matching cupboard and drawer storage set into base and wall units incorporating work surfaces with metro tiled splash-backs and half-bowl stainless-steel sink. Hotpoint ceramic hob with illuminated extractor hood over and Hotpoint oven beneath. Slimline dishwasher. Space for an upright fridge/freezer. Ceiling-mounted triple spotlights.

BEDROOM ONE 11'10 x 10'2 (3.61m x 3.10m)

uPVC double-glazed window overlooking the rear communal garden. Built-in mirror-fronted wardrobes with sliding doors.

BEDROOM TWO 6'4 x 10'6 (1.93m x 3.20m)

uPVC double-glazed window overlooking the rear communal garden. Cupboard. Two sets of bi-folding doors opening to built-in wardrobe/cupboard storage.

BATHROOM 11'7" x 5'2" (3.53m x 1.57m)

White suite comprising twin-grip panel bath with separate taps and wall-mounted Mira Excel electric shower over, pedestal wash handbasin and close-coupled wc. Obscured uPVC double-glazed windows to the side elevation. Tiling to walls. Radiator. Electric wall heater.

UTILITY ROOM 7'1 x 3' (2.16m x 0.91m)

Part double-glazed door opening to the rear courtyard and communal gardens. Surface with space and plumbing beneath for an automatic washing machine. Fitted cupboard. Ideal Esprit Eco 2 gas boiler servicing the central heating and domestic hot water.

EXTERNALLY

Set well back from the road, a decorative iron gate opens into a period, tiled path leading to the front door. Communal lawned front gardens and a variety of mature bushes, trees and shrubs. The communal garden continues down the side, adjacent to Whiteford Road. A side entrance gate opens to an enclosed, walled communal rear garden, laid principally to lawn, near level with a patio area covered with decorative stone chippings - ideal for al fresco entertaining. Pedestrian entrance giving access to Whiteford Road. Screened bin store. To the side of the tenement, next to flat one, is a private courtyard area for the sole use of this flat, laid to decorative stone chippings.

AGENT'S NOTE

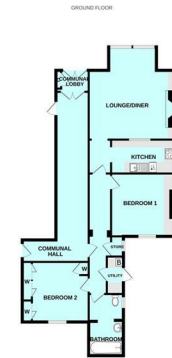
Tenure - Leasehold. Freehold owned by management company - 107 Manamead Road Management Company LTD. Flat owner is a shareholder. Service charge £100 pcm which includes communal gardens, buildings insurance, internal cleaning and security. Exterior painting to be completed in 2025 (every 7 years). £30 ground rent included in monthly service charge. No pets allowed.

Plymouth City Council tax - Band B.

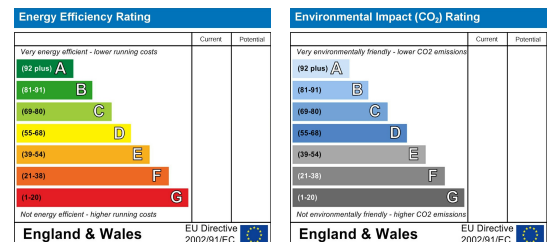
Area Map



Floor Plans



Energy Efficiency Graph



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