



7 Vapron Road

Mannamead, Plymouth, PL3 5NJ

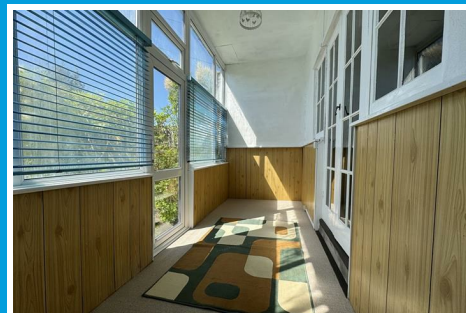
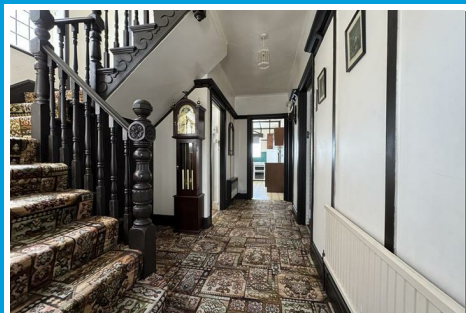
£400,000



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VAPRON ROAD, MANNAMEAD, PLYMOUTH, PL3 5NJ

LOCATION

Located in this prime, popular, residential area of Mannamead with local shops & amenities found nearby. The position is convenient for access into the city & close by connection to major routes in other directions.

ACCOMMODATION

Entrance via a wooden door with an oval leaded light stained glass panel which opens into the entrance hall.

ENTRANCE HALL

18'4" x 9'9" widening to 10'2" (5.61 x 2.98 widening to 3.12)

Staircase rising to the first floor landing with under-stairs storage cupboard with Worcester boiler servicing the central heating. Doors leading off to the sitting room, dining room, kitchen & cloakroom/shower room. Wooden obscured leaded light single-glazed window to the front. Tanker/ornament shelving above the picture rails.

RECEPTION ROOM ONE

15'6" x 13'11" maximum into the bay (4.73 x 4.25 maximum into the bay)

Feature fireplace with a wood mantle & surround. Tiled inset & hearth with a gas fire. Picture rail. Wooden leaded light single-glazed bay window to the front. Sliding doors open to the dining room.

RECEPTION ROOM TWO

13'11" x 13'11" (4.26 x 4.25)

Feature fireplace with wooden mantle & surround. Tiled inset & hearth with gas fire. Picture rail. Mock beamed ceiling. Wooden single-glazed doors with wooden single-glazed windows either side which open to the garden room/utility.

CLOAKROOM/SHOWER ROOM

6'3" x 5'4" (1.93 x 1.65)

Low level wc with obscured single-glazed leaded light window to the side. Sliding door opens into the shower room with wall mounted wash hand basin & shower tray with electric shower. Part-tiled walls. Obscured single-glazed window to the side.

KITCHEN/DINING ROOM

15'10" x 10'2" (4.84 x 3.11)

Matching base & wall mounted units to include space for a cooker &

fridge/freezer. Roll edge work tops have inset twin sink unit with mixer tap. Vokera wall mounted boiler servicing the domestic hot water. uPVC double-glazed window to the rear. Single-glazed window to the side. Sliding door opens to the garden room/utility.

GARDEN ROOM/UTILITY

13'3" x 5'5" (4.05 x 1.66)

uPVC double-glazed windows & door which looks out to the rear garden. Plumbing & space for a washing machine.

REAR PORCH

Covered porch area off the kitchen with steps leading down to side access & opening out the rear garden.

FIRST FLOOR LANDING

14'6" x 3'0" (4.44 x 0.92)

Door to inner landing. Doors leading off to the bedrooms, bathroom & separate wc.

BEDROOM ONE

14'0" x 13'11" (4.28 x 4.26)

Feature fireplace with wooden mantle & tiled surround. Wooden leaded light single-glazed windows to the front. Picture rail.

BEDROOM TWO

14'0" x 13'11" (4.28 x 4.26)

Feature fireplace with wooden mantle & tiled surround. Single-glazed wooden windows to the rear.

BEDROOM THREE

12'5" x 10'2" (3.81 x 3.10)

uPVC double-glazed window to the rear. Wall mounted gas fire. Picture rail.

BATHROOM

6'9" x 6'3" (2.06 x 1.93)

Matching suite of panelled bath with mixer shower attachment & pedestal wash hand basin. Pat-tiled walls to dado height. Wooden leaded light single-glazed window to the side.

CLOAKROOM

6'9" x 2'11" (2.06 x 0.89)

Low level wc. Walls tiled to dado height. Wooden leaded light obscured glazed window to the side.

INNER HALL

3'2" x 3'2" (0.99 x 0.99)

Staircase rising to the loft landing. Door into the washroom.

WASHROOM

6'0" x 3'7" (1.85 x 1.11)

Matching base units with a stainless steel sink over, twin taps & single drainer. Velux-style window to the roof.

LOFT LANDING

Storage cupboards into the eaves. Velux-style window to the front. Doors leading to 3 rooms.

LOFT ROOM ONE

9'9" narrowing to 6'2" x 16'7" x 8'0" (2.98 narrowing to 1.9 x 5.07 x 2.44)

Restricted head height with velux style window to the front, rear & side. Storage cupboards into the eaves.

LOFT ROOM TWO

10'0" x 8'3" plus the door access (3.06 x 2.54 plus the door access)

Two velux-style windows to the rear. Doors to storage cupboards into the eaves.

LOFT ROOM THREE

12'3" narrowing to 5'0" x 9'4" narrowing to 6'5" (3.75 narrowing to 1.53 x 2.85 narrowing to 1.96)

Velux style window to the side & rear. Storage cupboards into the eaves.

OUTSIDE

The property is approached via a crazy paved driveway allowing off-road parking for 1 vehicle to the fore of the property this is bordered on one side by slate chippings & the other by a paved area, surrounded by a flower bed with inset shrubs & plants, slate chippings at one end. Covered porch area to the front of the property. To the side of the property is a crazy paved path accessed to the wooden gate which has a flower bed to one side with inset shrubs and plants. Crazy paved path runs alongside one side of the property to a coal cellar & further flower bed running along the first section of the garage. A path leads to a courtesy door into the garage.

GARAGE

19'1" x 7'5" (5.82 x 2.27)

Electric roller door to the fore. Single-glazed window to the side. Light & power available.

GARDEN

To the rear an enclosed garden which is a sun trap. Mainly laid to lawn with flower & shrub borders. Courtesy gate gives access to the lane.

COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES PLYMOUTH

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



Road Map



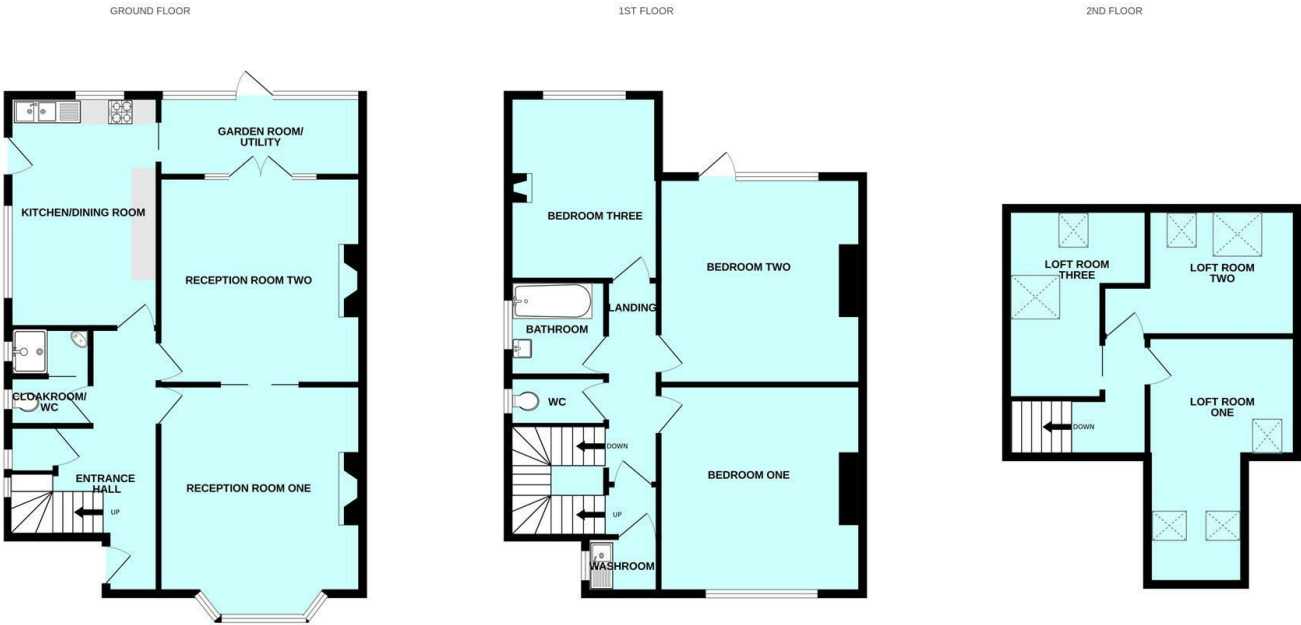
Hybrid Map



Terrain Map



Floor Plan

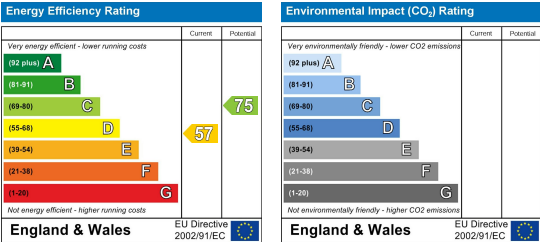


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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