



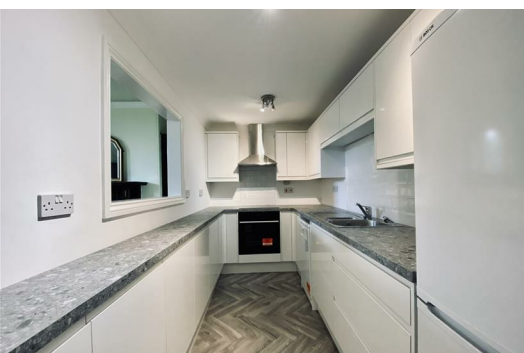
## Flat 1, 107 Mannamead Road

Mannamead, Plymouth, PL3 5LJ

**£180,000**



GUIDE PRICE £180,000 - £190,000. 107 Mannamead Road comprises a substantial three storey, end of terrace, late Victorian villa which was converted circa. 1990 to create 6 self contained apartments. Flat 1 comprises the largest of the flats on the ground floor, an excellent & comfortably appointed home which 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, 2 double bedrooms, bathroom/wc & a useful utility room. Communal gardens. Vacant. No onward chain.





FLAT 1, 107 MANNAMEAD ROAD, PLYMOUTH PL3 5LJ  
GUIDE PRICE £180,000 - £190,000

LOCATION

Fronting onto Mannamead Road & at the side into Whiteford Road with generous size wrap around gardens, which are communal & for the use of all the flats. A variety of local services & amenities are found close by including bus services, doctors surgery & various shops. The position is convenient for access into the city & 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 & 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 & 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 & drawer storage set into base & wall units incorporating work surfaces with metro tiled splash-backs & half-bowl stainless-steel sink. Hotpoint ceramic hob with illuminated extractor hood over & 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. 2 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 & wall-mounted Mira Excel electric shower over, pedestal wash handbasin & 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 & communal gardens. Surface with space & plumbing beneath for an automatic washing machine. Fitted cupboard. Ideal Esprit Eco 2 gas boiler servicing the central heating & 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 & a variety of mature bushes, trees & 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.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

SERVICES

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

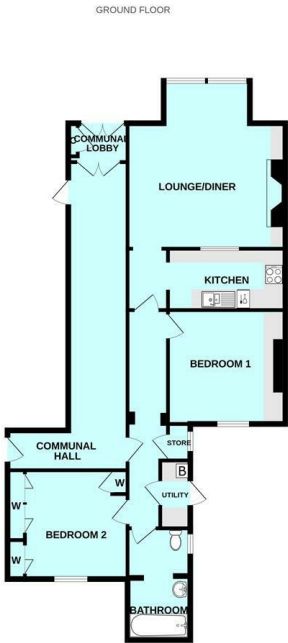
AGENT'S NOTE

Tenure - Leasehold. Length of lease is 999 years with 964 years remaining. Freehold owned by management company - 107 Mananmead 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.

Area Map

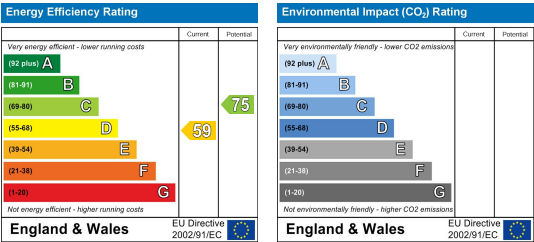


Floor Plans



Made with Mergin CO2X

Energy Efficiency Graph



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