



16 Tameraire Road

Manadon, Plymouth, PL5 3UB

£300,000



This well-presented property is conveniently located for local schools & briefly comprises an entrance hall, lounge/diner, conservatory, kitchen & downstairs cloakroom with 2 spacious bedrooms & a family bathroom. The top floor hosts the master bedroom which has a walk-in wardrobe & its own shower room. To the rear of the house there is a garage in a block preceded by a driveway & there is also a low-maintenance rear garden.



TEMAIRE ROAD, MANADON, PLYMOUTH PL5 3UB

ACCOMMODATION

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

ENTRANCE HALL 12'10" x 3'2" (3.93 x 0.99)

Doors providing access to the lounge/diner, the kitchen and the downstairs cloakroom. Storage cupboard housing the tumble-dryer. Stairs ascending to the first floor landing.

KITCHEN 11'10" x 6'2" (3.62 x 1.90)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop. Inset composite sink. Space for a rangemaster-style cooker with a feature stainless-steel extractor over. Spaces for a washing machine and a fridge/freezer. Breakfast bar. uPVC double-glazed window to the front elevation.

LOUNGE/DINER 15'2" x 12'11" (4.64 x 3.94)

Under-stairs storage cupboard. Open plan access into the conservatory.

CONSERVATORY 11'9" x 11'2" (3.59 x 3.42)

uPVC double-glazed windows to the side and rear elevations with fitted blinds. uPVC double-glazed glass roof with UV protection. uPVC double-glazed patio doors opening to the garden.

DOWNSTAIRS CLOAKROOM 6'0" x 2'9" (1.85 x 0.86)

Close-coupled wc and wash handbasin set into a storage unit. Obscured uPVC double-glazed window to the front elevation.

FIRST FLOOR LANDING 9'8" x 6'5" (2.95 x 1.96)

Doors providing access to the first floor accommodation.

BEDROOM TWO 12'11" x 10'7" (3.95 x 3.23)

Contemporary fitted wardrobe and dresser area which could easily be used as a desk. uPVC double-glazed window to the front elevation.

BEDROOM THREE 12'11" x 10'1" (3.94 x 3.09)

2 uPVC double-glazed windows to the front elevation.

BATHROOM 6'3" x 6'2" (1.92 x 1.90)

Fitted with a 'P'-shaped bath with square shower head and curved shower screen, vanity wash handbasin set into a storage unit and close-coupled wc. Partly-tiled walls. Tiled floor.

SECOND FLOOR LANDING 6'2" x 3'1" (1.88 x 0.94)

Door opening to bedroom one and the shower room.

BEDROOM ONE 14'5" x 12'11" (4.41 x 3.94)

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

WALK-IN WARDROBE 9'9" x 4'1" (2.99 x 1.26)

Fitted storage unit with hanging space. Built-in chest-of-drawers. Storage cupboard housing the hot water tank.

SHOWER ROOM 8'4" x 6'3" (2.55 x 1.92)

Fitted with a contemporary suite comprising a fully-tiled walk-in shower with waterfall attachment, surface-mounted sink with waterfall tap set into a storage unit and a close-coupled wc. Shaving point. Ventilation. Wooden-framed Velux window.

GARAGE

Up-&-over door to the front. Courtesy door to the rear opening to the garden.

OUTSIDE

A public footpath leads to the front door of the property. The rear garden is fully-enclosed and laid for low-maintenance including a patio and an area of stone chippings. There is a gate to the rear providing access to the parking area.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES

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

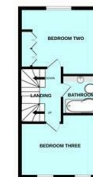
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Area Map

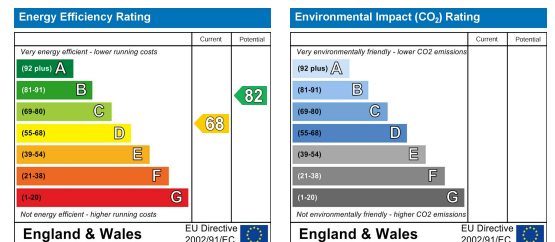


Floor Plans



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Energy Efficiency Graph



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