



347 St Peters Road

Manadon, Plymouth, PL5 3DR

£127,500



Available with no onward chain is this purpose-built flat in Manadon which requires complete modernisation throughout. The accommodation briefly comprises a lounge/dining room, fitted kitchen, 2 bedrooms, bathroom & separate wc. Outside there are garden areas to the front & rear & 2 storage sheds. Double-glazing & gas central heating.



ST PETERS ROAD, MANADON, PL5 3DR

ACCOMMODATION

Access to the property is gained via the UPVC front door opening into the entrance lobby with stairs rising to the first floor accommodation.

LANDING

Loft hatch. Built-in storage cupboard. Obscured double-glazed window to the side elevation.

LOUNGE/DINING ROOM 17'4" x 11'9" (5.29 x 3.60)

2 double-glazed windows to the front elevation. Fireplace with inset gas fire.

KITCHEN 10'4" x 8'6" (3.17 x 2.61)

Range of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in double electric oven and grill. Fitted gas hob with an extractor hood above. Space for under-counter appliances including a fridge. Space and plumbing for a washing machine. Double-glazed window to the rear elevation.

BEDROOM ONE 13'9" x 9'11" (4.20 x 3.03)

Double-glazed window to the rear elevation.

BEDROOM TWO 10'5" x 9'11" (3.18 x 3.04)

Built-in storage cupboard. Double-glazed window to the rear elevation.

BATHROOM 5'11" x 4'7" (1.82 x 1.42)

White suite comprising a panel bath with a tiled area surround and a shower unit with spray attachment over and sink unit. Obscured double-glazed window to the side elevation. Doorway leading into the store.

STORE 7'2" x 5'2" at widest points (2.20 x 1.60 at widest points)

Wall-mounted gas boiler. Double-glazed window to the front elevation.

SEPARATE WC

Fitted with a high-level toilet. Obscured double-glazed window to the side elevation.

OUTSIDE

Opposite to the entrance of the property is a planted and lawned area of garden. A path extends along the side of the building to the 2 storage sheds. The path continues to the rear of the building. The far half of the garden, which is over-grown and has 2 washing lines, belongs to this property.

COUNCIL TAX

Plymouth City Council
Council tax band A

AGENT'S NOTE

The property is leasehold with 90 years remaining of a 125 lease. There is an annual service charge of £78.25.

SERVICES

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

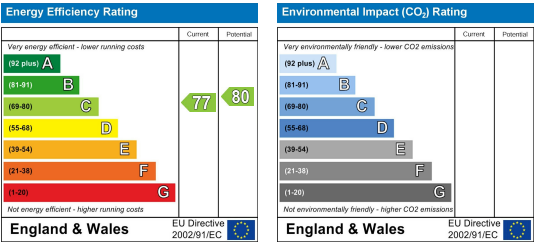
Area Map



Floor Plans



Energy Efficiency Graph



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