



3 Temeraire Road

Manadon, Plymouth, PL5 3UA

Offers Over £300,000



Set in the highly desirable Manadon Park development is this end-terrace family home with garage & off-road car parking space. The accommodation comprises an entrance hall, cloakroom, open-plan lounge/diner, kitchen & utility cupboard on the ground floor. There are 3 bedrooms & a family bathroom on the first floor. The master bedroom has a walk-in wardrobe & an additional shower room is on the top floor. There is a small front garden & enclosed rear garden with courtesy gate to the parking/garage & access to a shared space alongside the property which is locked.



TEMAIRE ROAD, MANADON, PLYMOUTH, PL5 3UA

ACCOMMODATION

Entrance via a composite front door with an obscured glazed panel opening to the entrance hall.

ENTRANCE HALL 11'11" x 3'2" (3.64m x 0.99m)

Grey wood effect laminate wood flooring. Staircase rising to the first & second floor landings. Doors leading to the cloakroom, storage cupboard has plumbing for washing machine & tumble-dryer on top with shelving above, kitchen & the lounge/diner.

WC 6'2" x 2'9" (1.88m x 0.84m)

Close coupled wc & wash hand basin inset into vanity storage cupboards below with tiled splash-back. Obscured double-glazed window to the front. Grey wood effect laminate flooring.

KITCHEN 11'11" x 6'2" (3.64m x 1.89m)

Matching base & wall mounted units to include fitted oven. Space for an upright fridge/freezer & dishwasher. Roll edge laminate work surface has inset 4 ring hob & stainless steel single drainer sink unit. Breakfast bar partly running along one wall. Double-glazed window to the rear. Grey wood effect laminate flooring.

LOUNGE/DINER 17'8" x 12'9" (5.4m x 3.89m)

Grey wood effect flooring. Ample space for dining table & sofas. uPVC double-glazed French doors open out to the rear garden in a box bay to the rear of the room. Further uPVC double-glazed windows to the rear & side. Position for a TV. Door to under-stairs storage cupboard. Further venetian style door opens to further storage.

FIRST FLOOR LANDING 9'7" x 6'3" (2.93m x 1.91m)

Doors leading to bedroom 2, 3, 4 & bathroom. Staircase leads up to the second floor.

BEDROOM TWO 12'8" x 10'6" maximum (3.88m x 3.21m maximum)

Double-glazed window to the rear overlooking the garden.

BATHROOM 6'3" x 6'2" (1.92m x 1.89m)

Matching suite of panelled bath with fitted shower over, close coupled wc & wash hand basin inset into vanity storage cupboards below. Extractor fan.

BEDROOM THREE 8'10" x 5'8" plus wardrobes (2.71m x 1.73m plus wardrobes)

Fitted wardrobes running along one wall with shelving & hanging rail. Wall mounted Blyss heater. Double-glazed window to the front.

BEDROOM FOUR 8'6" x 6'9" maximum (2.6m x 2.07m maximum)

Double-glazed window to the front. Wall mounted good home heater.

SECOND FLOOR LANDING

Doors leading to the master bedroom & bathroom.

MASTER BEDROOM 12'5" narrowing to 6'0" x 12'10" narrowing to 9'3" (3.79m narrowing to 1.83m x 3.93m narrowing to 2.82)

Access hatch to roof void. Double-glazed window to the front. Slightly restricted head height in one section of the room. Door to a walk-in wardrobe.

WALK-IN WARDROBE 9'5" x 4'1" (2.89m x 1.26m)

Further door leading to the pressured water tank.

SHOWER ROOM 8'5" x 6'3" (2.57m x 1.92m)

Matching suite of fitted shower cubical, close coupled wc & pedestal wash hand basin inset into vanity storage cupboards below. Chrome heated towel rail. Tiled effect vinyl flooring. Velux window to the rear.

OUTSIDE

The property is approached via a wrought iron gate which gives access to a path leading to the front door.

GARDEN

To the rear an enclosed south-facing garden which consists of a brick-paved seating area, stone chipped to one side with a patio. A paved path runs through to a gate towards the rear boundary, being stone chipped on one side & lawned on the other. A wooden access gate gives access to the rear where the garage stands in a block of 3. A car parking space to the fore of the garage. A gate leads out to a storage area to the side of the house, which is shared with the neighbour.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

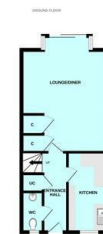
SERVICES

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

Area Map

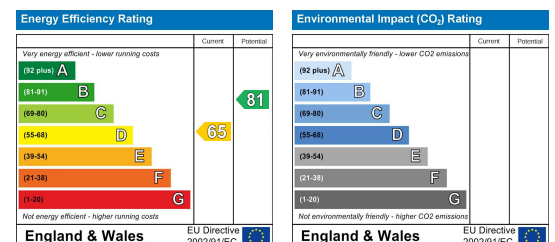


Floor Plans



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Energy Efficiency Graph



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