



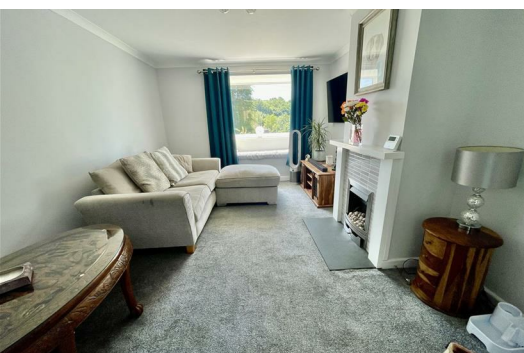
## 78 Conrad Road

Manadon, Plymouth, PL5 3HL

£190,000



A well-presented 1950s mid-terraced 'Dolly House' with cavity wall insulation, uPVC double-glazing & gas central heating, including a new boiler & radiators fitted in 2024. The accommodation comprises an entrance porch, spacious lounge, fitted kitchen/breakfast room, 2 generous double bedrooms & a modern shower room. Outside, there is a front lawn & an enclosed, south-facing rear garden with patio & lawn, enjoying good privacy.



## CONRAD ROAD, MANADON, PLYMOUTH, PL5 3HL

### SUMMARY

A mid-terraced house, believed to have been built in the 1950s & generally known as a 'dolly house'. Traditional construction with cavity wall insulation. Modern gas central heating with boiler and radiators replaced in 2024. Gas central heating & double-glazing. Modern shower room fittings & uPVC double-glazing.

Porch with double-glazed door into the ground floor with entrance lobby. A generous sized lounge with a window to the front. Box bay window to the rear with inbuilt seat, enjoying an outlook into the rear garden. A spacious fitted kitchen/breakfast room with a good range of cupboard & drawer storage. Integrated appliances include New World cooker, Bush automatic washing machine, 1.5 bowl sink unit & wall-mounted Ideal gas fired boiler servicing central heating & domestic hot water. Under-stairs cupboard with gas & electric meters.

On first floor level, the landing with window to the rear & long views, gives access to two generous sized double bedrooms, a large master bedroom with windows to the front & rear, a second bedroom with window to the front & large over-stairs wardrobe. A well-appointed shower room with white modern suite including wc, wash-hand basin & thermostatic shower.

Externally a front lawned garden & to the rear, a long enclosed southerly facing back garden with wide paved patio next to the property & lawn beyond. Enclosed by timber overlap fencing (installed Summer 2025) & enjoying good privacy.

### LOCATION

Found in this popular residential area of Manadon with convenient access into the city & close-by connections to major routes in other directions. A variety of local services & amenities near by.

### ACCOMMODATION

#### GROUND FLOOR

ENTRANCE HALL 7'11 x 3'11 (2.41m x 1.19m)

LOUNGE 15'10 x 15'7 (4.83m x 4.75m)

KITCHEN/DINER 15'11 x 13'11 'l-shaped' maximum (4.85m x 4.24m 'l-shaped' maximum)

#### FIRST FLOOR

#### LANDING

BEDROOM ONE 15'10 x 10'7 (4.83m x 3.23m)

BEDROOM TWO 10'6 x 9'11 (3.20m x 3.02m)

SHOWER ROOM 7'3 x 5'6 (2.21m x 1.68m )

#### EXTERNALLY

Front & rear gardens.

#### COUNCIL TAX

Plymouth City Council  
Council Tax Band: A

#### SERVICES

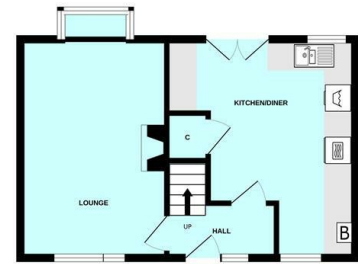
The property is connected to all the mains services: gas, electricity, water & drainage.

### Area Map

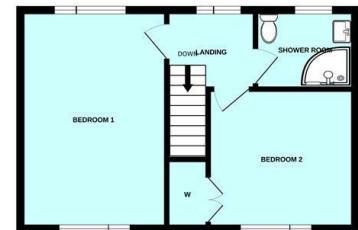


### Floor Plans

GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.

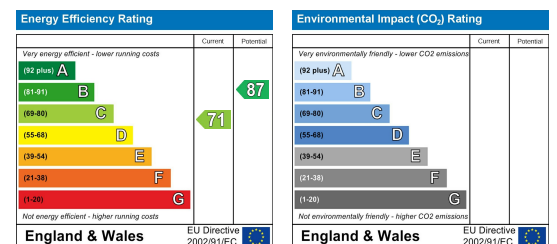


1ST FLOOR  
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.  
Made with MyHome 3D/2D.

### Energy Efficiency Graph



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