



154 Mannamead Road

Mannamead, Plymouth, PL3 5QL

Guide Price £190,000



GUIDE PRICE £190,000 - £200,000. A most spacious maisonette set at the first floor level within a substantial period built building. The property has been redecorated throughout in June 2025 with new fitted floor carpets. The property benefits from a wide private parking space in front. Accessed at ground floor level via a vestibule, generous-sized lobby and hall with staircase rising to the first floor accommodation. A useful utility room/wc. A large lounge/dining room with fireplace, a spacious modern fitted integrated kitchen, 2 double bedrooms & a large bathroom. Externally a small private garden. Large 1.5 sized private garage. No onward chain.



MANNAMEAD ROAD, MANNAMEAD, PLYMOUTH, PL3 5QL

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LOCATION

Found in this prime, popular, residential area of Mannamead with a good variety local services & amenities nearby.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE 6' x 4'3 (1.83m x 1.30m)

LOBBY 8'2 x 6'7 (2.49m x 2.01m)

HALL 9'1 x 4'4 (2.77m x 1.32m)

Staircase rising to the first floor.

FIRST FLOOR

HALF LANDING

UTILITY ROOM 7' x 4'9 (2.13m x 1.45m)

Space & plumbing suitable for a washing machine & tumble dryer. Housing a wc.

CENTRAL HALL 31'6 x 3'6 (9.60m x 1.07m)

LOUNGE/DINING ROOM 15'9 x 14'3 maximum (4.80m x 4.34m maximum)

Light & airy with 2 windows. Fireplace.

KITCHEN 14'6 x 8' (4.42m x 2.44m)

Fitted kitchen housing the Ideal Esprit gas fired boiler servicing the central heating & domestic hot water. Range of cupboard & drawer storage. Integrated Whirlpool electric oven & hob with splash back. Sink. Space for dish washer.

BEDROOM ONE 13'8 x 11 (4.17m x 3.35m)

Two windows. Feature fireplace.

BEDROOM TWO 10'10 x 9'5 (3.30m x 2.87m)

Window.

BATHROOM 14'1 x 4'5 in part 5'5 maximum (4.29m x 1.35m in part 1.65m maximum)

Suite comprising bath wc & wash hand basin.

EXTERNALLY

WIDE PRIVATE PARKING SPACE

Access to;

GARAGE 17'4 x 11'10 (5.28m x 3.61m)

Wide remote roll up door. Side access door. Power & lighting.

COMMUNAL GARDENS & GROUNDS

SHARED DRIVE PROVIDING ACCESS

TENURE

Leasehold for a term of 378 years with 325 remaining. Maintenance/service charge £300 per annum payable to Plymouth Chiropractic Clinic which includes building insurance. Ground rent £150 per annum.

COUNCIL TAX

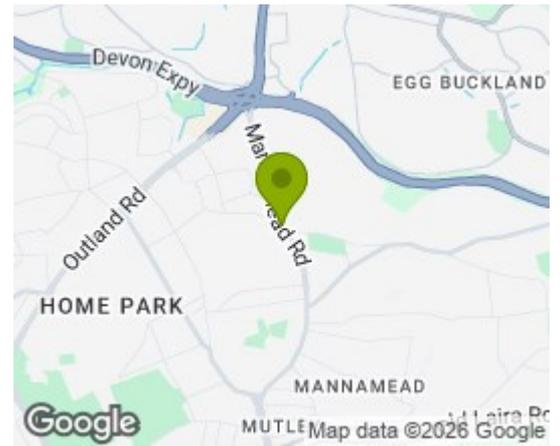
Plymouth City Council

Council Tax Band: B

SERVICES PLYMOUTH

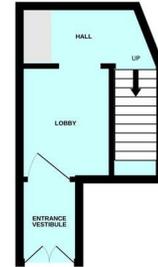
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

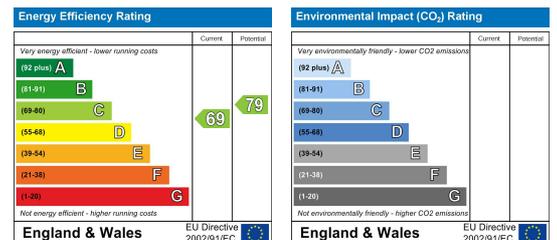
GROUND FLOOR



FIRST FLOOR



Energy Efficiency Graph



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