Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



25 Vapron Road

Mannamead, Plymouth, PL3 5NJ

Guide Price £450,000

4 | 2 | 2 | D



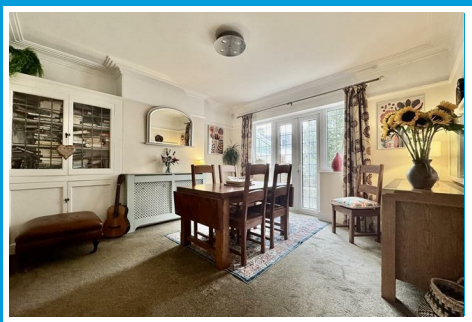


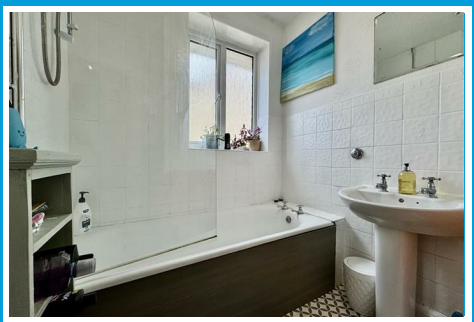
25 Vapron Road

Mannamead, Plymouth, PL3 5NJ

Guide Price £450,000







VAPRON ROAD, MANNAMEAD, PLYMOUTH, PL3 5NJ

GUIDE PRICE £450,000 - £475,000

SUMMARY

Substantial semi-detached house understood to date back to the 1930s. The property has been looked after & improved in the past, it would now benefit from a program of improvement & updating to bring it up to a modern uniform standard. As such, offering great potential. Generously proportioned accommodation laid out over 2 storeys.
Comprising a storm porch, a spacious reception hall with downstairs wc off, generous sized bay-fronted lounge with period fireplace, double sliding doors into the good sized dining room with French doors opening to the rear. Spacious fitted integrated kitchen, side porch giving access to the rear. At 1st floor level, 4 bedrooms, separate wc & loft with potential for conversion. Accessed from the rear garden is an extensive cellar running under the full footprint of the house. At the rear, a cellar wc & utility cupboard housing the Vaillant gas fired boiler, servicing the central heating & domestic hot water.

LOCATION

Found in this popular & established residential area of Mannamead with a good variety of local services & amenities to hand. The position is convenient for access into the city & close by connections to major routes in other directions.

ACCOMMODATION

STORM PORCH

6'6 x 2' approx (1.98m x 0.61m approx)

RECEPTION HALL

18'9 x 8'1 overall (5.72m x 2.46m overall)
Window to the side. Staircase rises to the 1st floor. Useful under-stairs storage cupboard.

WC

Window to the side. Wc. Wash-hand basin.

LOUNGE

14'6" maximum x 14'0" (4.42m maximum x 4.29m)
Wide bay window to the front. Focal feature period fireplace with fitted gas fire, stone fireback & hearth. Double sliding doors into:-

DINING ROOM

13'4 x 13'1 (4.06m x 3.99m)
French doors with windows to either side overlooking & opening to the rear patio/garden. Storage cupboard to the left of the chimney breast. Wide serving hatch to the kitchen.

KITCHEN/BREAKFAST ROOM

17'3 x 11' (5.26m x 3.35m)
Dual aspect with windows to the rear & side, overlooking the back garden. Wall & base-mounted units. Range of cupboard & drawer storage. Integrated appliances including 4 ring variable sized gas hob with stainless steel splashback & extractor hood over, Indesit electric double oven/grill under, Belfast style sink with mixer tap, Tecnik dishwasher. Door to:-

SIDE PORCH

3'8 x 2'9 (1.12m x 0.84m)
Windows on 2 sides. Door to back garden.

FIRST FLOOR

LANDING
Long & wide. Window to the side. Airing cupboard.

BEDROOM ONE
15'6 x 13'2 (4.72m x 4.01m)
Wide bay window to the front elevation. Period fireplace with cupboard to the right.

BEDROOM TWO
13'6 x 1'7 (4.11m x 0.48m)
Window overlooking the rear garden. Twin wardrobe to the left of chimney breast.

BEDROOM THREE
11'1 x 7'9 (3.38m x 2.36m)
Window to the rear.

BEDROOM FOUR
10'9 x 9'1 (3.28m x 2.77m)
Window to the front.

BATHROOM
7'1 x 6' (2.16m x 1.83m)
Window to the side. White suite. Bath with Triton electrically heated shower over. Wash-hand basin.

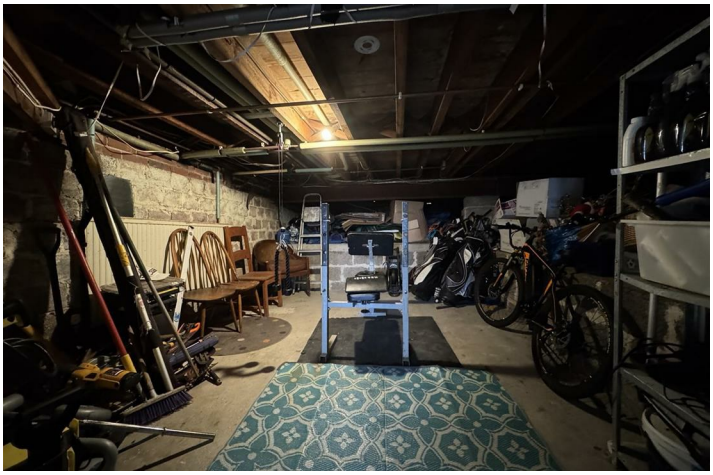
WC
7'1 x 2'11 (2.16m x 0.89m)
Window to the side.

EXTERNALLY
Set back from the street & pavement by a front garden. Gate opening to the side, some 8'10" wide leading through to the rear garden.
A generous sized southerly-facing back garden with patio next to the dining room with steps down to the main good sized southerly facing lawned garden. Walled & fenced boundaries. Pedestrian gate to rear service lane. Rear garden measures approx 33' x 32'

CELLAR
36' maximum x 22'5 overall (10.97m maximum x 6.83m overall)
Vaillant gas fired boiler servicing the central heating & domestic hot water. In part with 5'5" head height, much reduced at the front of the house. Power & lighting. Wc. Utility room with plumbing for automatic washing machine.









Road Map



Hybrid Map



Terrain Map



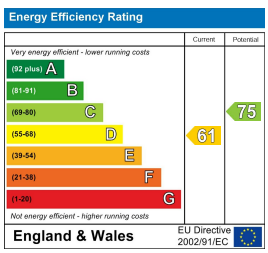
Floor Plan

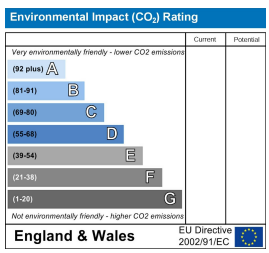


Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk