



## Asking Price £240,000

Novahomes are delighted to present this modern and well-presented two-bedroom home, ideally situated in the ever-popular residential area of Manadon. Located within easy reach of local schools, amenities, and the A38 for excellent commuter links, this stylish home is perfect for first-time buyers, young families, or investors alike. Set back from the road with driveway parking for two cars and a private garage, the property offers a bright and contemporary living space throughout. Internally, the home features a spacious lounge, a sleek fitted kitchen, a downstairs WC, and two well-proportioned bedrooms, with the main bedroom boasting a built-in oversized shower and a main further modern bathroom. The current owners have finished the property to a high standard throughout, ensuring a stylish and comfortable feel. To the rear, a beautifully landscaped garden with glass balustrade provides a wonderful outdoor space for relaxation or entertaining, with access via a light-filled conservatory. This home truly is a stunning property ready to move into.

# novahomes

Established 2008

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## Vanguard Close, Manadon, PL5 3JX

### Area

Manadon is a sought-after residential area in the north of Plymouth, renowned for its friendly community feel, convenient amenities, and excellent transport links. The neighbourhood is particularly popular with families, professionals, and first-time buyers thanks to its balance of green space, accessibility, and well-regarded local schools.

Education options are strong, with Manadon Vale Primary School and St Boniface's Catholic College both within easy reach, offering reputable choices for both younger and older children. The area is also served by good public transport routes, providing direct access to Plymouth city centre, Derriford Hospital, and the University of Plymouth.

Residents enjoy the convenience of nearby shops, takeaways, and supermarkets, while larger retail parks such as Transit Way and Crownhill Retail Park are just a short drive away. For those who appreciate the outdoors, Manadon Woods and local parks provide ideal spaces for walking, running, or dog walking.

With quick access to the A38 Devon Expressway, Manadon is perfectly positioned for commuters heading toward Exeter, Cornwall, or the city centre — making it a great location to enjoy suburban calm with city convenience.

### Accommodation comprises

Entrance Hall

Welcoming entrance hallway providing access to the kitchen, WC, and lounge with stairs rising to the first floor.

Kitchen – 2.87m x 2.19m (9' 5" x 7' 2")

Modern fitted kitchen to the front of the property with integrated appliances, a range of wall and base units, and a window allowing natural light to flood the space.

### WC

Convenient downstairs cloakroom with low-level WC and wash hand basin.

Lounge – 3.52m x 4.50m (11' 7" x 14' 9")

Generously sized lounge with ample room for both living and dining furniture. Double doors lead into the conservatory and provide lovely garden views.

Conservatory – 3.30m x 3.15m (10' 10" x 10' 4")

A bright and versatile space perfect for dining, entertaining, or relaxing, with French doors opening out onto the garden.

### First Floor Landing

Providing access to two bedrooms, the family bathroom, and the loft hatch.

Bedroom One – 2.85m x 3.46m (9' 4" x 11' 4")

Double bedroom to the rear with garden views, ideal as the main bedroom with space for wardrobes and built in shower to recess

Bedroom Two – 2.95m x 2.50m (9' 8" x 8' 2")

Good-sized second bedroom located at the front, suitable as a guest room, child's room, or home office.

Bathroom – 0.90m x 1.90m (6' 3" x 6' 3")

Stylish three-piece suite comprising bath with shower over, WC, and basin.

### Viewing Arrangements

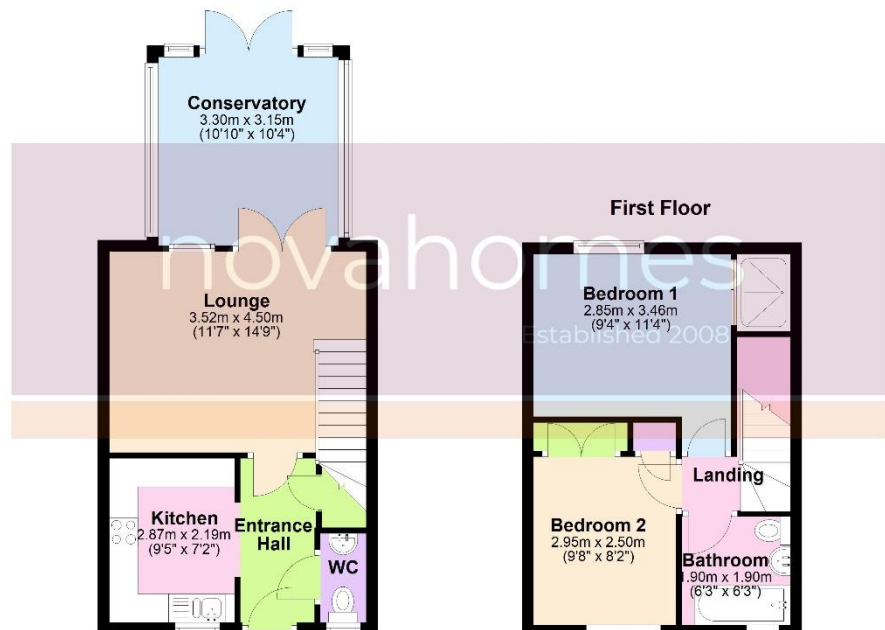
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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