



## Asking Price £225,000

Novahomes are delighted to present this modern and well-presented two-bedroom home, ideally situated in the ever-popular residential area of Manadon, within a quiet cul de sac. 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, the property offers a bright and contemporary living space throughout. Internally, the home features a spacious lounge, a fitted kitchen, a downstairs WC, a generous conservatory and two well-proportioned bedrooms, with the main bedroom boasting an en suite shower and basin and a further modern bathroom. The property is offered to the market with no onward chain. To the rear the property boasts a larger than average rear garden with potential to create more parking subject to local planning and provides a wonderful outdoor space for relaxation or entertaining, with access via a light-filled conservatory.

# 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

Well-presented end-terraced home offered with no onward chain. The accommodation briefly comprises an entrance hall & downstairs wc, kitchen, lounge & conservatory with 2 double bedrooms, a master ensuite & family bathroom. Double-glazing & gas central heating. Rear garden. Allocated parking.

Vanguard Close, Plymouth PL5 3Jx -

Accommodation - Wooden door with inset double-glazed patterned-glass panel opening into the entrance hall.

Entrance Hall - 2.86 x 1.24 (9' 4" x 4' 0") - Open plan access into the kitchen. Doors opening to the lounge and downstairs wc. Storage cupboard.

Kitchen - 2.86 x 2.17 (9' 4" x 7' 1") - Fitted with a matching range of base and wall-mounted units incorporating roll-edged laminate work top with inset 4-ring gas hob and extractor over, inset composite sink with mixer tap. Spaces for a fridge/freezer and washing machine. Integrated oven. Wall-mounted boiler. uPVC double-glazed window to the front elevation.

Lounge - 4.5 x 3.53 (14' 9" x 11' 6") - Stairs ascending to the first floor landing with storage space beneath. uPVC double-glazed doors leading to the conservatory. uPVC double-glazed window to the rear elevation.

Conservatory - 4.18 x 2.31 (13' 8" x 7' 6") - Constructed in uPVC double-glazing with a low-level brick wall and with windows to the side and rear, beneath a plastic composite roof. uPVC patio doors leading to the garden.

Downstairs Wc - 1.67 x 0.93 (5' 5" x 3' 0") - Fitted with a close-coupled wc and a wall-mounted wash handbasin. Obscured uPVC double-glazed window to the front elevation.

First Floor Landing - 1.97 x 1.05 (6' 5" x 3' 5") - Doors providing access to the first floor accommodation.

Bedroom One - 3.47 x 3.40 (11' 4" x 11' 1") - Built-in wardrobes. uPVC double-glazed window to the rear elevation. Door leading to the ensuite.

Ensuite - 2.13 x 0.97 (6' 11" x 3' 2") - Fitted with a single shower cubicle and mains-fed shower and vanity wash handbasin with storage beneath.

Bedroom Two - 3.03 x 2.47 (9' 11" x 8' 1") - Drop-down loft access hatch. uPVC double-glazed window to the front elevation.

Family Bathroom - 1.97 x 1.89 (6' 5" x 6' 2") - Fitted with a matching suite comprising panelled bath with electric shower over, pedestal wash handbasin and close-coupled wc. Obscured uPVC double-glazed window to the front elevation.

Outside - The property is approached via a public walkway bordered by a mature hedgerow, with allocated parking to the side. To the rear there is an enclosed garden with areas laid to lawn, a patio seating area and a stone chipping path leading to a storage shed.





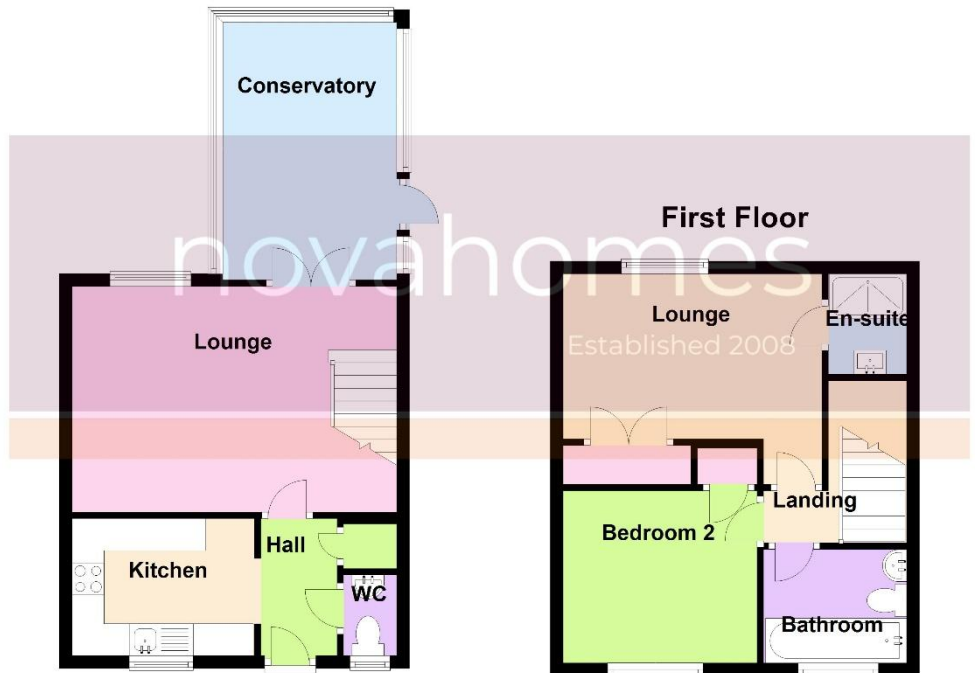






Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		74	87
EU Directive 2002/91/EC			



**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.



**1%  
FEE**

**0<sup>WK</sup>  
CONTRACT**

**FULL SERVICE  
ESTATE AGENTS**

**NO SALE  
NO FEE**

