

**£189,950**

**LAWSON**  
Estate Agency...Only Better



**12C THORNHILL ROAD, MANNAMEAD, PLYMOUTH PL3 5NE**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**

Lawson are delighted to market this beautifully appointed top floor apartment in Thornhill Road, Mannamead. The property is just a short walk from all amenities and excellent transport links, benefiting from well maintained accommodation comprising; a communal front door into a communal hall with an inner door into the entrance vestibule; with plenty of space for storage, private carpeted stairs winding up two floors to the landing; with study area, polished hand rail, spindles and newel posts and loft access, a door opens to an open plan living area; with a double aspect, windows to the front and rear elevations, fitted kitchen with a matching range of base and eyelevel storage units with bamboo worksurfaces, integral dishwasher, fridge/ freezer, washing machine, electric oven, four burner electric hob, filter canopy, one and a half bowl stainless steel sink drainer unit with mixer tap, oak flooring and a period fireplace, intercom and wall mounted thermostat.

Bedroom one a spacious double has a large window to the front elevation with built in wardrobe storage. Bedroom two a further double with a window to the rear and eaves storage. The bathroom is fitted with a matching white three piece suite comprising panelled enclosed bath with a shower unit over, tiled splashbacks and folding glass screen, wash hand basin, low level w.c, built in storage cupboard housing the wall mounted combination boiler, window to the front elevation.

Externally, to the front of the property there is a garden area which is wall enclosed and at the rear a private lawned area with shed and raised vegetable bed. The property is held on a leasehold basis but owns its own freehold with three apartments owning a third each. There is approximately 982 years remaining. The building insurance is approximately £350 per annum and external maintenance is split three ways.

**MANNAMEAD**

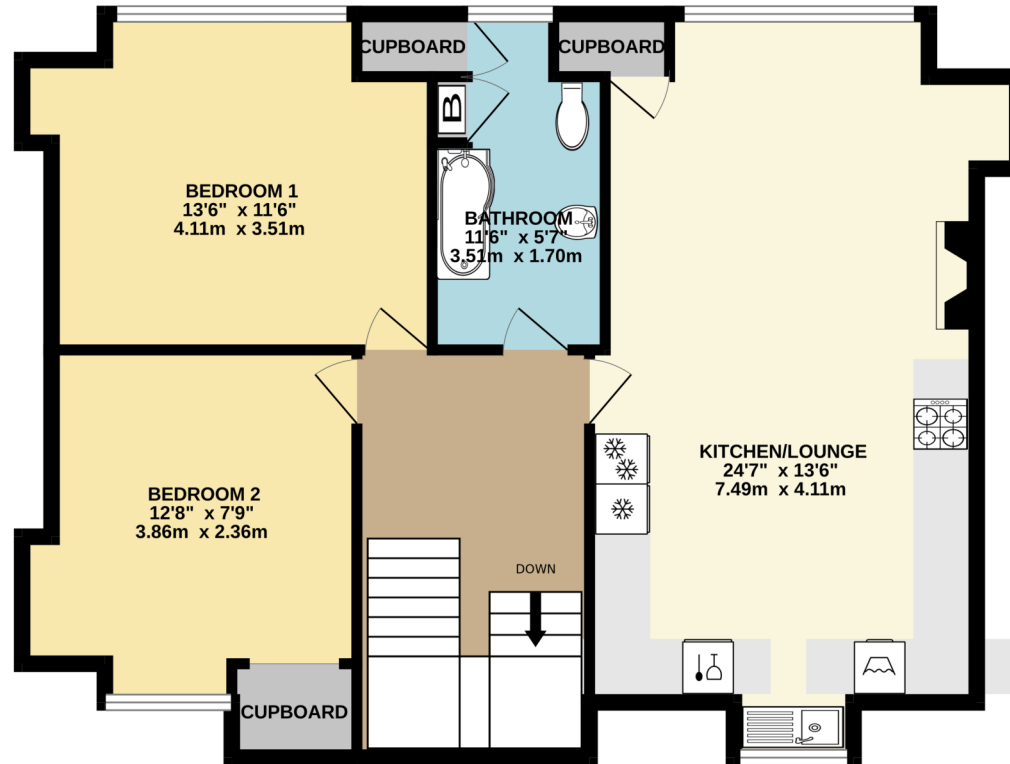
The highly sought after Mannamead area of the City is a suburb famed for its wide, leafy avenues and large detached, semi-detached residences and grand villas. The late Victorian Anglican Emmanuel church provides a distinctive local landmark and Mannamead Road itself serves as one of the city's principal commuting routes. There is well-regarded state and private schooling nearby, including Plymouth College, Kings Primary School, Compton C of E Primary School and Hyde Park Primary School and a small selection of local shops, the area borders Hartley, Higher Compton and Peverell and continues to be a desirable purchase location. Plymouth City Centre is approximately 1.5 miles away, Henders Corner offers local amenities in the heart of the suburb, whilst Mutley Plain offers many amenities and is the neighbouring borough. The A38, is located on Mannamead's North eastern border, therefore easy access is assured, in and out of the area.

**UTILITIES**

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL, FTTC, FTTP.



# 1ST FLOOR 842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## **ACCOMMODATION**

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## **SERVICES**

Mains water, gas, electricity and mains drainage.

## **VIEWING**

By appointment with Lawson

## **OUTGOINGS**

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1,808.67 (by internet enquiry with Plymouth City Council). These details are subject to change. This is a leasehold property with approximately 982 years remaining.

## **FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES**

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

## **BUYERS INFORMATION**

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

