

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



**Culme Road, Mannamead, Plymouth**  
Plymouth

**£650,000**

Lawson are delighted to market this beautifully appointed detached, luxury family home just a short walk from all amenities, excellent transport links and schooling. The Property benefits from modernised accommodation arranged over three floors, comprising; front door into an entrance porch, with ceiling light and a glazed inner door to the main hallway; with oak flooring and carpeted stairs ascend to the first floor landing, with a polished newel post, and handrail. A door leads to the sitting room, double aspect, moulded ceiling and a wood burning stove with an oak mantle and slate hearth. Double doors lead out to a conservatory, a PVC construction, underfloor heating and French doors to the garden.

From main hallway, the doorway leads to the dining room with a bay window to the front elevation, a further multi fuel stove with a slate hearth and a beamed ceiling. The kitchen is fitted with a matching range base and eye level storage cupboards with post formed and roll top work surfaces, electric Zanussi double oven, four burner Zanussi induction hob, and filter canopy, dishwasher, one and a half bowl stainless steel sink drainer unit with a mixer tap and tiled splash backs, integral fridge/freezer and tiled flooring, a door to the rear garden, a door to the utility room with shelves, a fridge/freezer, washer dryer and a downstairs cloakroom; with a low level W.C and pedestal wash hand basin.

From the main hallway, carpeted stairs ascend to the first floor landing with a period stained glass window to the front and rear elevation, and a door to bedroom one; a spacious double with a window to the front elevation, moulded ceiling, an en-suite shower room; with a window to the rear elevation, W.C, wash hand basin with storage beneath an oversized shower cubicle with a direct feed shower unit, inset spotlights, moulded ceiling and tiled floors and walls. Bedroom two, a further double, a bay window to the front elevation, a large built in wardrobe with glass doors and a moulded ceiling. Bedroom three has a range of fitted wardrobes and a window to the rear elevation, wood effect flooring and a moulded ceiling. Family bathroom is fitted to a high standard, tile enclosed, double ended bath with a waterfall tap, oversized shower cubicle with drencher head, pedestal wash and basin inset spotlights and window to the side elevation, Chrome tower rail, tiled flooring and tiled walls. A separate cloak room with a low level W.C, and a window to the rear elevation. Carpeted spiral staircase leads to the second floor landing with a large built in storage cupboard and a door to bedroom four; with a Velux window to the rear elevation, large storage cupboard and a beamed ceiling. Bedroom five with a beamed ceiling, has a Velux window to the rear elevation with views to Plymouth Hoe and further eave storage.

Externally to the front of the property the garden is gated and there is a gravel drive leading to a single garage with power and light. Flower shrub beds and borders and the pathway to the front door. Particular feature is the rear garden, which is fully fence enclosed with a large flagged patio with raised beds, level lawns and a deck terrace, flower and shrubs, beds and borders. The property has the benefit of gas fired central heating via combination boiler found in the utility.

#### 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.



## OUTGOINGS PLYMOUTH

We understand the property is in band 'F' for council tax purposes and the amount payable for the year 2025/2026 is £3358.94 (by internet enquiry with Plymouth City Council). These details are subject to change.

## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage good, broadband connection FTTP available to order.

## ACCOMMODATION

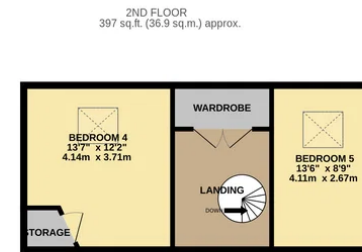
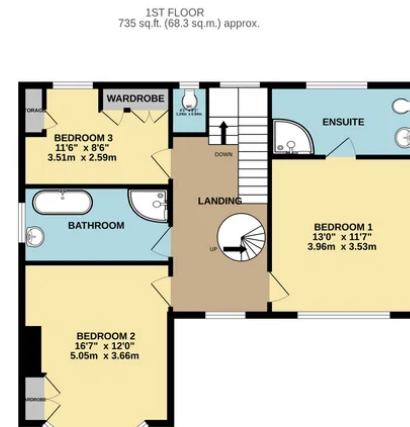
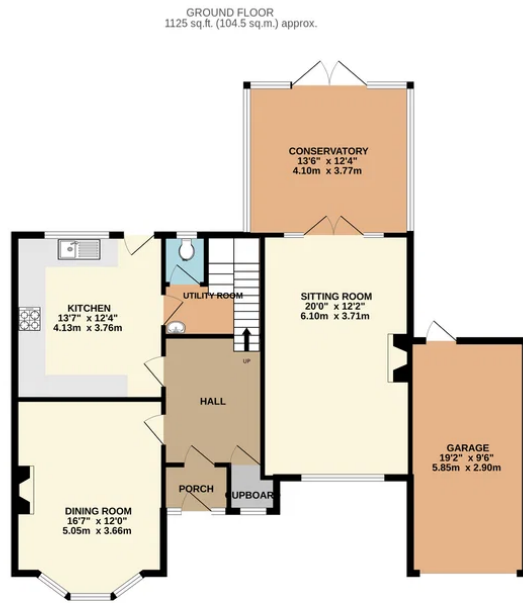
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## 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.



TOTAL FLOOR AREA : 2256 sq.ft. (209.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Lawson Property

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