



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

**22 Manadon Drive, Manadon, Plymouth**  
Plymouth

**Offers over £465,000**

A four bedroom semi-detached property benefiting from a generous, landscaped garden situated in this highly regarded location offering easy access to local amenities. The living accommodation which is arranged over two levels comprises; entrance porch with study area leading through to the entrance hall, lounge with wood burner, a modern fitted kitchen/diner, a utility room and modern family bathroom on the ground floor. The first floor landing leads to a shower room and four double bedrooms. Bedroom one has the benefit of a walk-in wardrobe/dressing room whilst bedroom two and three have built in wardrobes.

Externally the property stands on a generous plot, to the front there is a driveway providing parking for up to three cars and integral garage and at the rear there is a generous lawned garden which leads to a lodge/bar. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

### **OUTGOINGS PLYMOUTH**

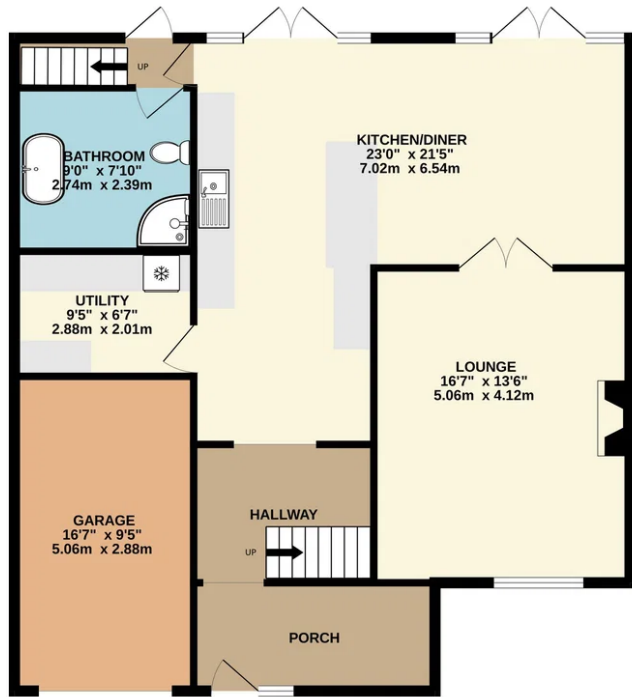
We understand the property is in band ' D' for council tax purposes and the amount payable for the year 2026/2027 is £2441.85 (by internet enquiry with Plymouth City Council). These details are subject to change.

### **PLYMOUTH**

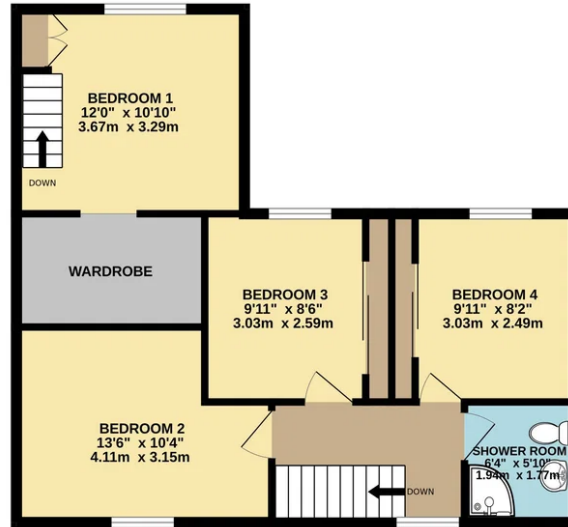
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



GROUND FLOOR  
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1665 sq.ft. (154.7 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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## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connected.

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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.

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Lawson Property

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