



## 11 Culme Road

Mannamead, Plymouth, PL3 5BJ

Guide Price £450,000

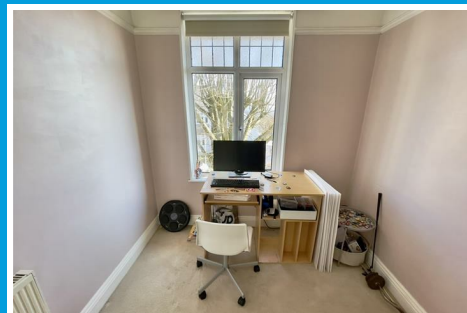
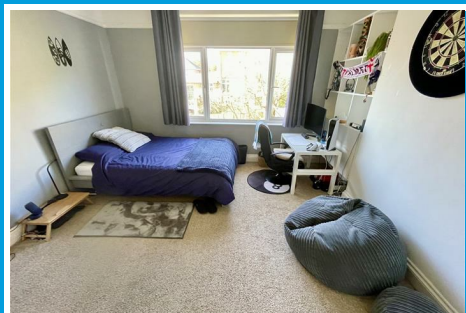
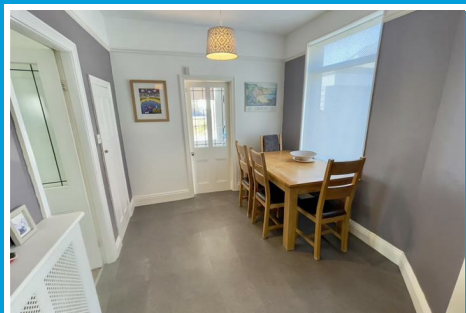




# 11 Culme Road

Mannamead, Plymouth, PL3 5BJ

**Guide Price £450,000**



**CULME ROAD, MANNAMEAD, PLYMOUTH, PL3 5BJ**

**GUIDE PRICE £450,000 - £475,000**

## LOCATION

Found within this prime, popular, residential area of Mannamead, the property itself on the southerly side. The position convenient for access into the city & close by connection to major routes in other directions.

## ACCOMMODATION

Well proportioned 1930s semi-detached house which contains a variety of period & original features. A door opens from the entrance porch into the spacious reception hall with useful under-stairs storage cupboards. Doors into the main accommodation. A generous-sized front set lounge, fireplace & storage cupboard, spacious modern fitted kitchen/breakfast room, integrated appliances including a Neff double oven/grill, Neff five ring variable sized gas hob, breakfast bar & a central island unit incorporating a contemporary belfast-style sink, space & plumbing under for a dishwasher. French doors to the rear garden and a wide archway into the dining room with window overlooking the rear. Access to an under-stairs storage cupboard which potentially might provide space for a downstairs cloakroom. A useful utility room which houses the Worcester gas fired boiler servicing the central heating & domestic hot water.

At first floor level a landing with window to the side giving access to 3 bedrooms, 2 being generous-sized doubles, a modern fitted bathroom & separate wc.

The property stands on a rectangular shaped wide plot that has off-street parking on the private drive which gives access to the good-sized garage set to the side. A front garden, wide area to the side which provides potential space perhaps for extension of the property or creation of additional parking/garaging. To the rear a good-sized enclosed south-westerly level garden laid to lawn & patio, on one side stands the substantial annexe, 26ft x 14ft overall & this providing self-contained accommodation with living room, annexe bedroom & shower room/wc. The annexe having the benefit of relevant approval.

## ENTRANCE PORCH

## RECEPTION HALL

16'5 x 6'10 (5.00m x 2.08m)

## LOUNGE

16'6 max x 13'11 (5.03m max x 4.24m)

## KITCHEN/BREAKFAST ROOM

13'4 x 11'10 (4.06m x 3.61m)

## DINING ROOM

9'11 x 9'1 (3.02m x 2.77m)

## UTILITY ROOM

9'2 x 7'6 (2.79m x 2.29m)

## FIRST FLOOR LANDING

### BEDROOM ONE

16'9 max x 12'11 (5.11m max x 3.94m)

### BEDROOM TWO

13'5 x 12'10 (4.09m x 3.91m)

### BEDROOM THREE

8'4 x 7'11 (2.54m x 2.41m)

### BATHROOM

8'11 x 5'10 (2.72m x 1.78m)

### WC

5'5 x 2'9 (1.65m x 0.84m)

### ANNEXE

26 x 14 overall (7.92m x 4.27m overall)

### LIVING ROOM

14'2 x 11'3 max (4.32m x 3.43m max)

### ANNEXE BEDROOM

8'7 x 7'11 (2.62m x 2.41m)

## EN-SUITE

8'9 x 3'7 max (2.67m x 1.09m max)

## GARAGE

16'6 x 9'2 (5.03m x 2.79m)

## COUNCIL TAX

Plymouth City Council

11 Culme Road

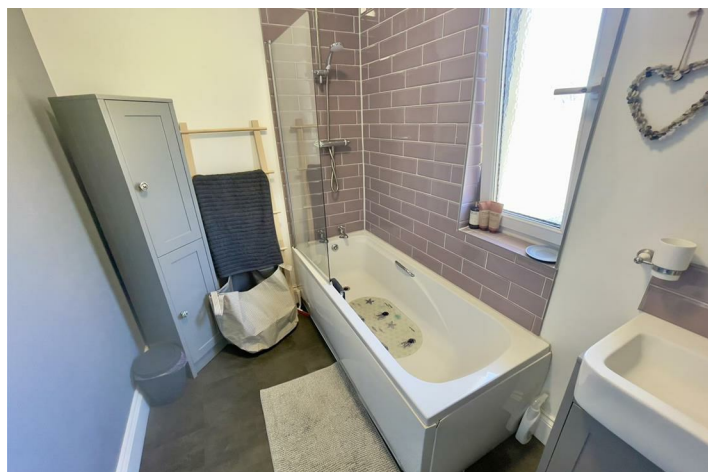
Council Tax Band: D

Annexe at 11 Culme Road

Council Tax Band: A

## SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



Road Map



Hybrid Map



Terrain Map



Floor Plan

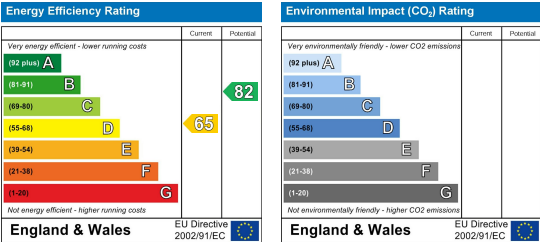


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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