

**Guide Price £370,000**



**8 DUNRAVEN DRIVE, DERRIFORD, PLYMOUTH, PL6 6AR**

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

## **DESCRIPTION**

A spacious and well presented, reverse level detached property situated in a highly regarded residential location offering easy access to local amenities and benefiting from low maintenance landscaped gardens that back onto Woodland. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels comprising entrance porch, entrance hall, four double bedrooms, bedroom one has the benefit of built-in wardrobes and a modern family bathroom on the first floor. Stairs then descend to the ground floor where you have a good size L shaped lounge/diner with living flame effect gas fire and sliding patio doors to the rear garden, a modern kitchen/breakfast room finished in white high gloss units with a range cooker to remain, a good size utility room, sun room and cloakroom.

Externally there is a paved driveway providing parking for several vehicles leading to the garage. To the side there is an enclosed patio area leading down to a further circular patio offering a good degree of privacy which in turn leads to the rear garden where there is an enclosed timber decking area enjoying views across the woodland.

The garage is a tandem garage with an electric roll-up door with power and light connected and then leads to a workshop.

The property also has the benefit of PVCu double glazing, gas central heating and an internal viewing is highly recommended to truly appreciate this family home.

## **DERRIFORD**

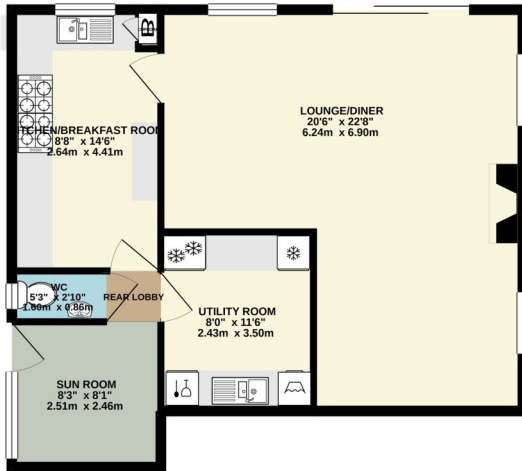
Is well placed for all local amenities and is approximately four miles north of Plymouth city centre. Derriford is an established residential area offering a variety of local services, amenities and restaurants lying within close proximity of Derriford Hospital, Derriford Business Park and The University of St Mark and St John. Boasting convenient access to major routes in all directions including the centre and north towards Dartmoor and Tavistock providing a variety of recreational activities.

## **PLYMOUTH**

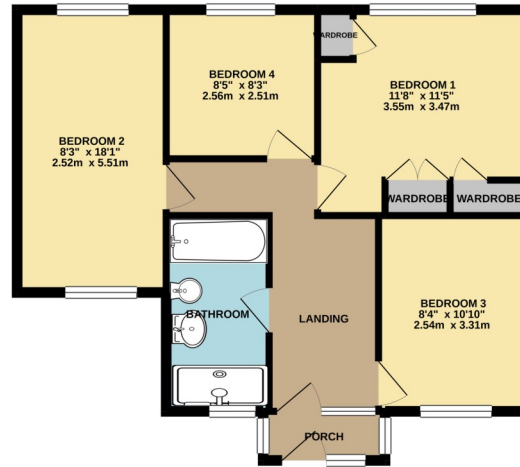
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational 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.



LOWER GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 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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## 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 'E' for council tax purposes and the amount payable for the year 2023/2024 is £2580.79 (by internet enquiry with Plymouth City Council). These details are subject to change.

## 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.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82   B
55-68	D	71   C	
39-54	E		
21-38	F		
1-20	G		

