



**6 COMBLEY DRIVE, THORNBURY, PLYMOUTH, PL6 8JW**

**Offers Over £450,000**

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Thornbury is located approximately three miles north of Plymouth City Centre and it is a pocket of residential properties sandwiched between Derriford Hospital and the nearby Asda shopping centre. The area is served by its own local shop, an excellent bus route and a popular primary school. Tor Bridge High is located less than half a mile from the area of Nuffield Health & Leisure Club. Both the major employers of the University of St Mark & St John and Derriford Hospital is nearby. Dartmoor National Park is located approximately four miles away.

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.

A superb 1970's extended, four bedroom, detached property which has been extensively upgraded and improved by the current vendors, finished to an exceptionally high specification and located in this highly desirable residential area, offering easy access to local amenities. The living accommodation which is beautifully presented in tasteful neutral colours is arranged over two levels and comprises: entrance porch leading to an entrance hall, lounge, dining room, 20' kitchen/breakfast room, utility and cloakroom on the ground floor. On the first floor a landing leads to a luxury fitted bathroom and four good size bedrooms, bedroom one has the benefit of an en suite shower room.

Externally there is a double width driveway leading to a garage and front and rear gardens, in addition to this there is also a cinema room with surround sound, built-in bar and disco lighting

The property also has the benefit of being a Smart home and has various automated technologies and home network wiring, PVCu double glazing, gas central heating and is supplied by superfast Virgin broadband (the whole street has fibre internet). An internal viewing is highly recommended to truly appreciate this wonderful home.

Approached through PVCu double glazing front door to:

#### **ENTRANCE PORCH**

Tiled floor, door to :

#### **ENTRANCE HALL**

Stairs to the first floor with LED lighting, door to:

#### **LOUNGE**

PVCu double glazed window to the front, living flame effect electric wood burner with wooden mantel over. Door to:

#### **DINING ROOM**

Double glazed bi-fold doors to the rear garden, access to:

#### **KITCHEN**

A contemporary fitted kitchen with roll edge work surfaces with cupboards under and matching wall units with changeable LED lighting, one and a half bowl sink unit with mixer tap, built-in two NEFF ovens and five ring gas hob, built in extractor, built-in dishwasher, bi-fold doors to the rear garden, radiator access to:







### **UTILITY**

Roll edge work surfaces incorporating a single drainer sink unit with cupboards over, plumbing for a washing machine, vent for a tumble dryer, under-stairs storage cupboard, door to:

### **CLOAKROOM**

Comprising low level w.c, wash hand basin and a radiator.

### **FIRST FLOOR LANDING**

Doors to all first floor accommodation, access to the loft.

### **BEDROOM ONE**

PVCu double glazed window to the front, radiator, door to: EN SUITE SHOWER ROOM Tiled shower cubicle with rain head shower, wash basin with cupboards under, extractor fan.

### **BEDROOM TWO**

Well proportioned room with mezzanine sleeping area, two velux windows to the front, radiator.

### **BEDROOM THREE**

PVCu double glazed window to the rear, radiator.

### **BEDROOM FOUR**

PVCu double glazed window to the front, radiator.

### **BATHROOM**

Matching suite comprising panelled bath, double shower cubicle with rain head shower, low level w.c, wash hand basin with cupboards under, mirrored units with touch lighting, radiator, PVCu double glazed window to the rear.

### **EXTERNALLY**

To the front a double width driveway leads to an garage with an adjacent artificial lawned area, there is access to the side of the property which leads to the rear, where there is a patio area leading to a level lawned garden, enclosed by fence boundaries. The rear garden has outdoor power sockets and fitted garden speakers. The property also has external CCTV and an intruder alarm.

### **CINEMA ROOM**

Accessed via the rear and has the benefit of remote controlled under-floor heating, built-in bar, projector to remain, surround sound and disco lighting.

### **GARAGE**

Electric up and over door, power and light connected.







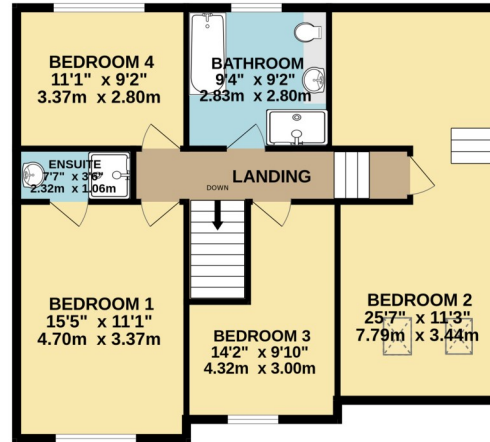




GROUND FLOOR  
1050 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with LAWSON.

## OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2025/2026 is £2,325.42 (by Internet enquiry with West Devon Borough Council. These details are subject to change.

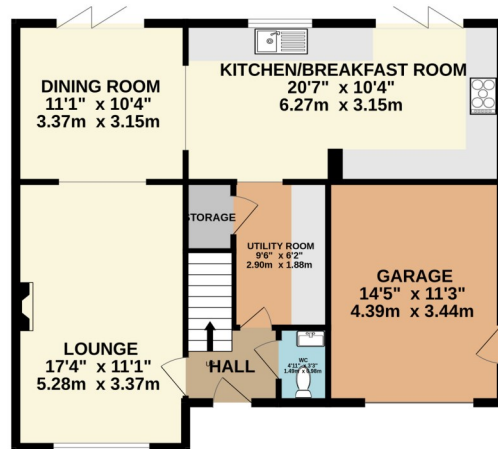
## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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.

## 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



TOTAL FLOOR AREA : 1899 sq.ft. (176.4 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



