



Office Suite 10  
2 Barrack Court  
4a William Prance Road  
Derriford  
Plymouth  
PL6 5ZD  
Tel: 01752 256836

Email: [office@swiftestateagents.co.uk](mailto:office@swiftestateagents.co.uk)  
Website: [www.swiftestateagents.co.uk](http://www.swiftestateagents.co.uk)



**Offers In Excess Of £230,000 FREEHOLD**

**A beautifully presented family home, 3 bedrooms, garage in block, front and rear gardens**

**MILLER WAY, THORNBURY, PLYMOUTH**

**EPC = D**



## PROPERTY DETAILS

Swift Estate Agents are **EXCITED** to introduce to the market this **BEAUTIFULLY** presented 3 bedroomed **FAMILY** home, located in the **SOUGHT AFTER** area of **THORNBURY**. Situated within **CLOSE** proximity to Derriford **HOSPITAL**, along with numerous local **AMENITIES**, a very good range of Primary and Secondary **SCHOOLS** and bus links to the **CITY CENTRE** and Derriford Hospital. The property has been tastefully **UPGRADED** by the current owners, to create a real **MODERN** feel throughout! Boasting **GARAGE** parking in a block, **SPACIOUS** lounge and dining room with bi-folding doors, front and rear **GARDENS**, modern fitted kitchen, **NEWLY** installed shower room, ground floor bathroom, utility area, **UPVC** double glazing and gas central heating.

**COUNCIL TAX BAND – B**

Steps and pathway leading to;

Composite front door to;

### **ENTRANCE PORCH**

### **UTILITY AREA**

**5'2 x 4'8 (1.57m x 1.43m)**

Space for a washing machine and space for a tumble dryer. UPVC double glazed window to side elevation, wall mounted boiler providing hot water and central heating, further UPVC obscure window to side elevation. Fully glazed UPVC door to;

### **KITCHEN**

**11'1 x 8'5 (3.38m x 2.57m)**

Full range of oak shaker style base and eye level units, marble effect worktops, stainless steel sink and tap, space for dishwasher, fitted stainless steel double oven and fitted induction hob with built-in extractor fan over, stone coloured brick effect tiled splashbacks, space for an American style fridge freezer, ceiling spotlights, radiator, wood effect flooring, UPVC double glazed window to front elevation.

### **DINING ROOM**

**12'6 x 11'11 (3.80m x 3.63m)**

Wood effect flooring, stairs to first floor with under stairs storage, further built-in cupboard ideal for storing coats and shoes, radiator, bi-folding doors opening to the rear garden.

### **LOUNGE**

**17'7 x 11'5 (5.37m x 3.47m)**

Feature fireplace, UPVC double glazed window to front elevation, oak effect laminate flooring, radiator, Bi-folding doors opening to the rear garden.

### **BATHROOM**

Located on the ground floor. White suite comprising panelled bath with glazed shower screen and Mira shower over, marble effect UPVC splashbacks to bath area and wash hand basin, low level WC, obscure UPVC double glazed window to front elevation, stainless steel ladder style radiator.

### **FIRST FLOOR**

## **LANDING**

Doors lead off the landing giving access to all first floor rooms. Velux window.

## **BEDROOM ONE**

**11'5 x 10'7 (3.47m x 3.23m)**

Panelled radiator, velux window to front elevation, sliding door to;

## **DRESSING ROOM**

**11'5 x 6'8 (3.47m x 2.04m)**

Comprising of built-in hanging facilities and shelving storage. 2 velux windows to rear elevation.

## **SHOWER ROOM**

Having been recently refurbished by the current owners. Comprising of glazed shower cubicle with rainfall shower head, low level WC, black ladder style radiator, herringbone style flooring, vanity wash hand basin, marble effect PVC panelling.

## **BEDROOM TWO**

**10'8 x 9'2 (3.25m x 2.79m)**

Velux window to front elevation. Double radiator, loft access.

## **BEDROOM THREE**

**9'10 x 6'8 (3.00m x 2.02m)**

UPVC double glazed window to rear elevation, radiator.

## **OUTSIDE**

The front garden is predominantly laid to lawn. At the rear of the property there is an enclosed tiered garden, which is beautifully landscaped and low maintenance, predominantly laid to astroturf. Steps descending to a gate, giving access to a pedestrian walkway. A single garage in a nearby block.

## **SERVICES**

All main services are connected to the property.

## **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

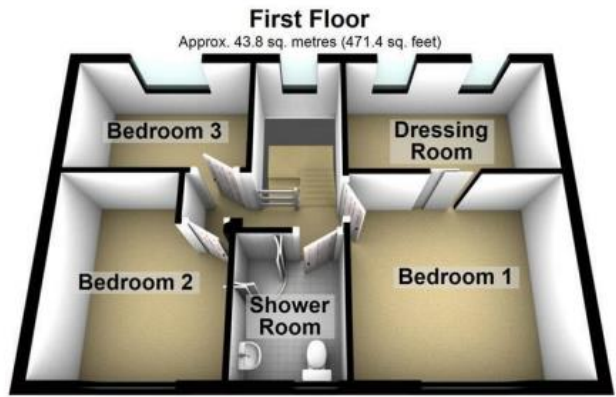
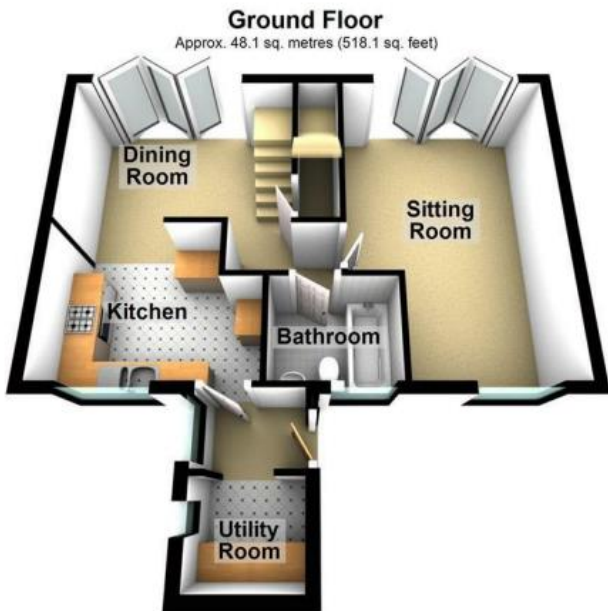
### **The Consumer Protection Regulations**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers 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 Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Follow us on Instagram & Facebook - swiftstateagents

