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**£325,000 FREEHOLD**

**3 bedroomed semi-detached bungalow, requiring some updating and modernisation,  
garage and driveway parking, good sized front and rear gardens**

**ROTHBURY CLOSE, THORNBURY, PLYMOUTH**



## **PROPERTY DETAILS**

**Being presented to the market for the first time in over 40 years and with no onward chain is this 3 bedroomed semi-detached bungalow, on a level plot, in the highly desirable area of Thornbury. Tucked away in a quiet and tranquil cul-de-sac, with a large driveway for numerous cars, a single garage and front and rear gardens. Situated in the north of Plymouth, close to local amenities, Derriford Hospital, bus routes and a short drive to Dartmoor National Park.**

**Internally the accommodation has been well cared for throughout but would benefit from some updating and modernisation. Comprising of a spacious entrance hall, lounge with gas fire, fitted kitchen/dining room, three bedrooms (two doubles and one single), a modern fitted wet room, UPVC double glazing and gas central heating.**

**Council tax band – D  
EPC - D**

Opaque UPVC double glazed door and matching side screen to;

### **ENTRANCE HALL**

A spacious entrance hall with wood effect flooring, panelled radiator, access to insulated loft space via a folding ladder, built-in airing cupboard with factory sealed hot water cylinder and immersion heater. Doors lead off the entrance hall providing access to all rooms.

### **LOUNGE**

**18'2 x 10'11 (5.54m x 3.34m)**

Ornate wooden fire surround on raised marble hearth with inset living flame coal effect gas fire with back boiler, providing hot water and central heating, large double panelled radiator, UPVC double glazed picture window to front elevation.

### **KITCHEN/DINING ROOM**

**19'4 x 11' (5.89m x 3.36m)**

Well fitted with a range of base and eye level storage cupboards and marble effect worktops, inset single bowl single drainer stainless steel sink unit with adjacent recess and plumbing for a washing machine, integrated double oven and adjacent five burner gas hob with extractor canopy over, large double panelled radiator, built-in storage cupboard, wood effect flooring, UPVC double glazed window and matching door to rear elevation.

### **BEDROOM ONE**

**12'5 x 11'6 (3.78m x 3.51m)**

Panelled radiator, UPVC double glazed window to front elevation.

### **BEDROOM TWO**

**11'4 x 8'4 (3.46m x 2.56m)**

Fitted full length wardrobe unit comprising two double wardrobes and inset dressing tabletop with storage space over, single panelled radiator, UPVC double glazed window to side elevation.

### **BEDROOM THREE**

**8'10 x 6' (2.70m x 1.83m)**

Panelled radiator, UPVC double glazed window to rear elevation.

## **WET ROOM**

**7'7 x 5'6 (2.33m x 1.67m)**

Modern fitted wet room comprising pre-programmed electric shower with glazed side screen and adjacent fitted full height dryer unit, vanity wash hand basin, low level WC, two heated towel rails, fully tiled walls, extractor fan, ceiling spotlights, two opaque UPVC double glazed windows to rear elevation.

## **OUTSIDE**

### **GARDENS**

To the front of the property is a paved garden area with gravelled flowerbeds, being particularly well stocked with various trees, bushes and shrubs. A block paved driveway runs along the side of the property, providing parking for numerous cars and servicing the garage. Adjacent to the garage is a pedestrian gate which in turn provides access to the rear garden. To the rear of the property is a good sized paved patio area and shallow steps leading to a further paved garden area. The garden benefits from privacy and seclusion with maturing trees, bushes and shrubs.

### **GARAGE**

**19'5 x 9'10 (5.94m x 2.99m)**

Up and over door, power and light connected. UPVC opaque double glazed door and matching window to side elevation, providing access to the rear garden. Roof replaced 3 years ago.

## **LOCATION**

The property is served by its own local convenience store as well as a major supermarkets and Crownhill Retail Park nearby. Derriford Hospital and the popular Nuffield Devonshire Health & Leisure Club are also within easy reach of the property, together with the unspoilt Dartmoor National Park. The property provides a short drive to the A38 and regular bus services into the City Centre, George Park & Ride, Derriford Hospital and Transit Way Retail Park.

## **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 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.

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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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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