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**£350,000 FREEHOLD**

**An extended 2 bedroom detached bungalow in a sought-after Derriford location, benefitting from a garage and driveway parking and a south-facing rear garden**

**POWISLAND DRIVE, DERRIFORD, PLYMOUTH**



## **PROPERTY DETAILS**

**Offered with vacant possession and no onward chain for a seamless transaction, Swift Estate Agents are pleased to offer this spacious extended 2 double bedroom detached bungalow, situated in the very sought-after location of Powisland Drive, being within a short distance to Derriford Hospital, Dartmoor National Park, local amenities and regular transport links. The property sits on a corner plot in a quiet cul-de-sac and has the added benefit of being sold with no onward chain, an enclosed south-facing garden to the rear aspect, garage and driveway parking, a modern bathroom and shower room, double glazed and centrally heated.**

**The accommodation comprises of an entrance porch, spacious entrance hall with built-in storage cupboards, fitted kitchen/dining room with integrated appliances, a good sized dual aspect lounge, conservatory, useful study/storage room, 2 double bedrooms with fitted wardrobes, modern bathroom and shower room.**

**COUNCIL TAX BAND – E  
EPC - C**

UPVC double glazed door to;

### **ENTRANCE PORCH**

Matwell and opaque glazed door and side screen to;

### **ENTRANCE HALL**

A spacious entrance hall with built-in airing cupboard and boiler cupboard, panelled radiator, access to insulated loft space. Doors lead off the entrance hall providing access to all rooms.

### **LOUNGE**

**21'5 x 12'5 (6.53m x 3.80m)**

Wall mounted living flame coal effect gas fire, large double panelled radiator, a dual aspect room with leaded light UPVC double glazed window to front elevation and UPVC double glazed sliding door to conservatory.

### **KITCHEN/DINING ROOM**

**17' x 8'11 (5.19m x 2.72m)**

Well fitted with a range of beech effect base and eye level storage cupboards, rolled top working surfaces, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in oven and 4 burner gas hob with extractor canopy over, space for an upright fridge freezer, integrated washing machine, integrated dishwasher, integrated fridge, part tiled walls, panelled radiator, large UPVC double glazed picture window to rear elevation enjoying an outlook across the south-facing rear garden, UPVC double glazed door providing access to;

### **CONSERVATORY**

**17'9 x 5'1 (5.46m x 1.58m)**

UPVC double glazed windows to a south-facing rear aspect with adjacent UPVC double glazed door providing access to the rear garden.

## **STUDY/STORAGE ROOM**

**9'2 x 6'0 (2.82m x 1.83m)**

UPVC double glazed window to rear elevation, door to garage.

## **MASTER BEDROOM**

**16'7 x 12'2 (5.10m x 3.72m)**

Large full length fitted wardrobe unit with inset dressing table and mirror over, panelled radiator, UPVC double glazed picture window to a rear southerly aspect.

## **BEDROOM TWO**

**12'8 x 12'2 (3.92m x 3.72m)**

Fitted wardrobe unit with inset dressing table, panelled radiator, UPVC double glazed leaded light window to front elevation.

## **BATHROOM**

Modern white suite comprising panelled bath with mixer tap and mixer shower over and glazed shower screen, vanity wash hand basin, heated towel rail, shaving socket, fully tiled walls, UPVC leaded light double glazed window to front elevation.

## **SHOWER ROOM**

Modern white suite comprising corner glazed shower cubicle with mixer shower, low level WC, heated towel rail, fully tiled walls, UPVC double glazed leaded light window to front elevation.

## **OUTSIDE**

### **GARDENS**

The gardens are situated both to the front and rear of the property. The rear garden enjoys a southerly aspect, being fully enclosed, with high larch lap fencing and offers a good deal of privacy and seclusion. Well-stocked surrounding flowerbeds and borders and lawned area. A pathway runs along the side of the property via a pedestrian gate giving access to the front of the bungalow. Access to a useful storage area under the study/workshop. To the front of the property is a driveway providing off-road parking for 1 car and adjacent to the driveway are steps and a handrail leading to the front door.

### **GARAGE**

**18'9 x 9'5 (5.78m x 2.90m)**

Single with electrically operated up and over door. Power and light connected. Housing the consumer unit, electricity and gas meters with a useful cold water tap.

### **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)

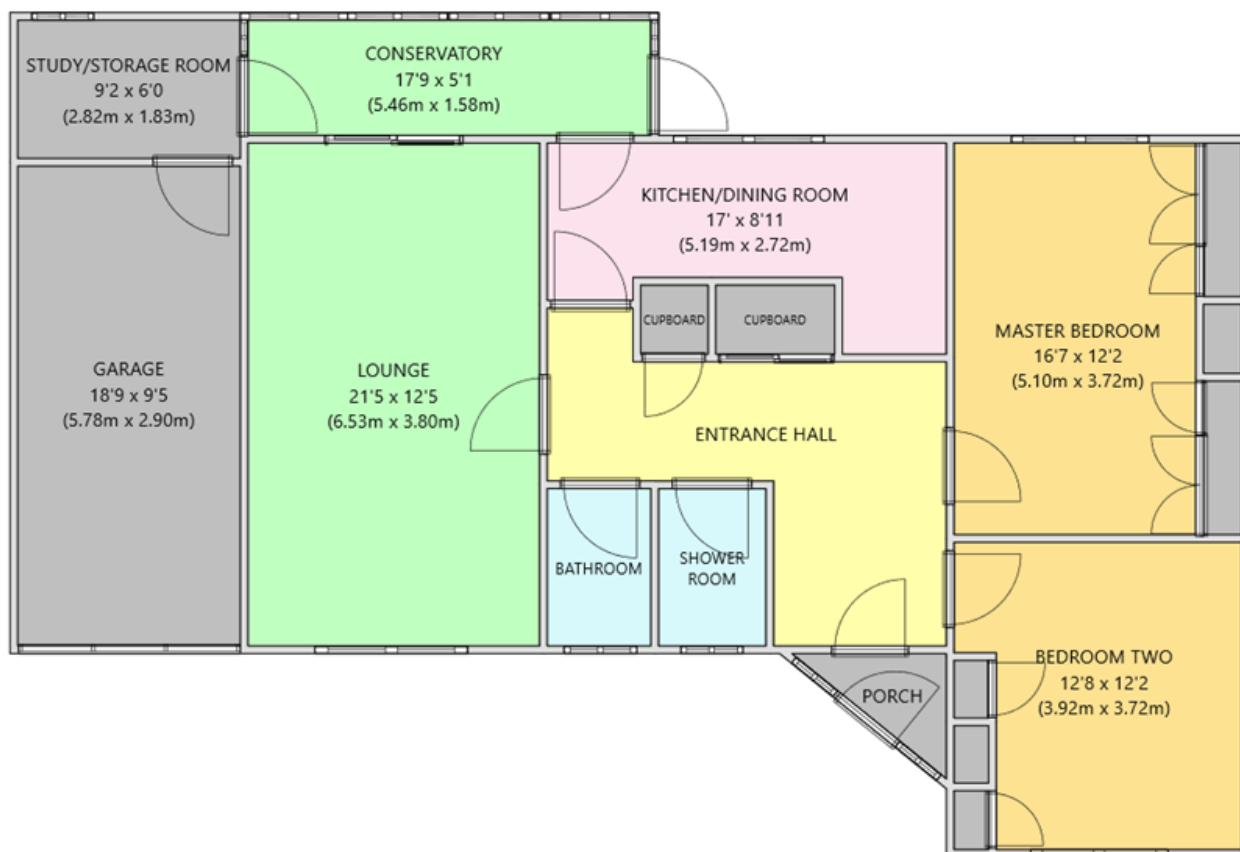
### **The Consumer Protection Regulations**

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.

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             |         | 86 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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