

Contact us

Central Plymouth Office
 22 Mannamead Road
 Mutley Plain
 Plymouth
 PL4 7AA

(01752) 514500

North Plymouth and Residential Lettings Office

56 Morshead Road
 Crownhill
 Plymouth
 PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday
 9.15am—5.30pm

Saturday

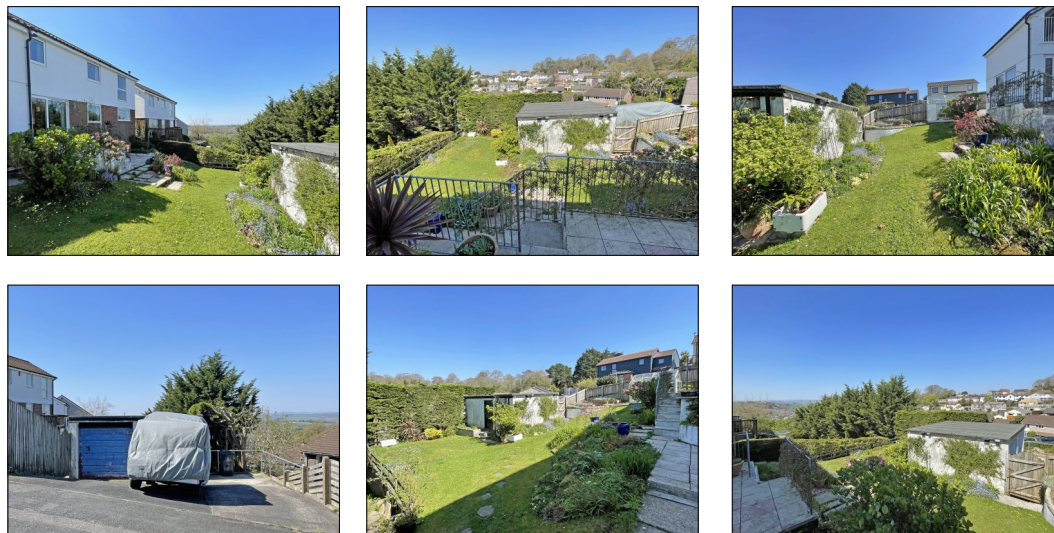
9.00am—4.00pm

(Central Plymouth Office Only)

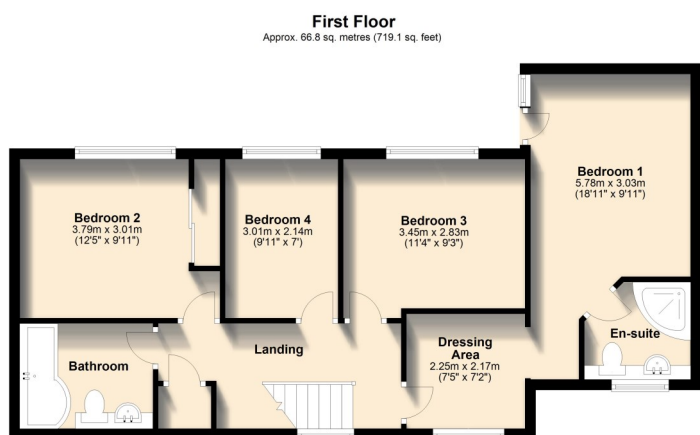
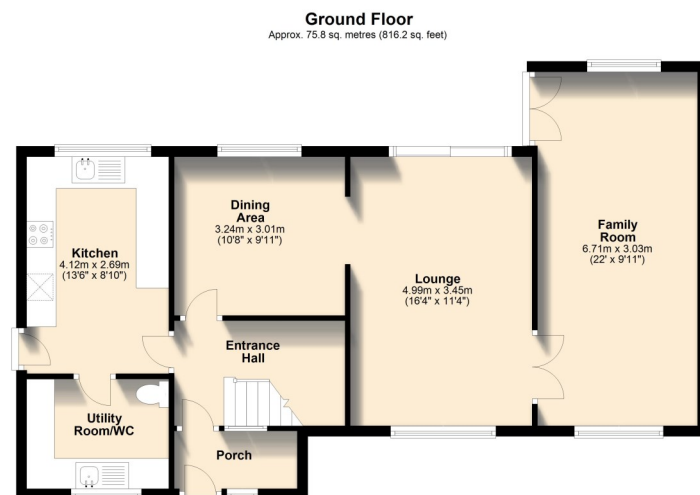
Our Property Reference:

08/H/22 5005

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Floor Plans...



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH HOMES ESTATE AGENTS



87 Windermere Crescent, Derriford, Plymouth, PL6 5HX

- EXTENDED DETACHED HOME**
- LARGE CORNER PLOT**
- FOUR BEDROOMS**
- THREE RECEPTIONS**
- FOUR CAR DRIVEWAY**
- DOUBLE GARAGE**

We feel you may buy this property because...
 'Of the particularly spacious accommodation, good sized garden, and the ample parking and double garage.'

OFFERS IN EXCESS OF
£450,000

www.plymouthhomes.co.uk

Number of Bedrooms

Four Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Four Car Drive And Double Garage

Outside Space

Front And Rear Gardens

Council Tax Band

E

Council Tax Cost 2024/2025

Full Cost: £2,707.06

Single Person: £2,030.30

Stamp Duty Liability

First Time Buyer: £1,500

Main Residence: £10,000

Second Home or Investment

Property: £23,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location

///sends.snow.deal

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 100Mbps

Introducing...

This extended, detached home sits on a good-sized corner plot within Derriford and boasts a driveway with space for four vehicles along with a double garage. Internally the property comprises, entrance porch and hallway, good sized lounge, a large and versatile family home, dining area, kitchen, utility/wc, four good sized bedrooms, family bathroom and a dressing room and en-suite to bedroom 1. Externally the property enjoys an open outlook with a substantial garden area which is mostly laid to lawn. Plymouth Homes advise an early viewing to fully appreciate the spacious accommodation on offer and the lovely corner plot the property occupies.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A uPVC part glazed entrance door opens into the porch.

PORCH

With obscure double-glazed window to the front, wood flooring and door opening into the entrance hall.

ENTRANCE HALL

With radiator and stairs rising to the first-floor landing with an under-stairs recess.

LOUNGE

4.99m (16'4") x 3.45m (11'4")

With double glazed window to front, radiator, uPVC glazed patio door opening onto the garden, open plan to the dining area and glazed double doors opening into the family room.

FAMILY ROOM

6.71m (22') x 3.03m (9'11")

A particularly spacious and versatile reception room ideally suited to a family/games room, additional lounge or possible ground floor bedroom. With double glazed windows to the front and rear, radiator, wood flooring, wall mounted gas fire and uPVC glazed double doors opening onto the rear garden.

DINING AREA

3.24m (10'8") x 3.01m (9'11")

With double glazed picture window to the rear overlooking the garden, radiator, door to the entrance hall.

KITCHEN

4.12m (13'6") x 2.69m (8'10")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, serving hatch to dining room, spaces for fridge/freezer and dishwasher, fitted eye level electric oven and four ring gas hob with pull out cooker hood above, double glazed window to the rear overlooking the garden, radiator, uPVC half glazed door opening to the side of the property, door into the utility room/wc.

UTILITY ROOM/WC

2.69m (8'10") x 2.08m (6'10")

Fitted with a range of base units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, space for washing machine, obscure double-glazed window to the front, low-level WC.

FIRST FLOOR

LANDING

With double glazed picture window to the front, built in storage cupboard and access to the main loft space with retracting ladder and light.



DRESSING AREA

2.25m (7'5") x 2.17m (7'2")

With double glazed window to the front, radiator, doorway into bedroom 1.

BEDROOM 1

5.78m (18'11") x 3.03m (9'11")

A good sized double bedroom with double glazed window to the side, two Velux skylight windows to the rear and a uPVC glazed door and side window with Juliette style balcony, radiator, door opening to the en-suite.

EN-SUITE SHOWER ROOM

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard storage below, corner shower cubicle with fitted electric shower above, low-level WC, tiled surround, extractor fan, shaver point, obscure double-glazed window to the front, radiator, tiled flooring.

BEDROOM 2

3.79m (12'5") x 3.01m (9'11")

A second double bedroom with double glazed picture window to the rear, built in wardrobe, radiator.

BEDROOM 3

3.45m (11'4") x 2.83m (9'3")

A third double bedroom with double glazed window to the rear, radiator.

BEDROOM 4

3.01m (9'11") x 2.14m (7')

A good-sized single bedroom with double glazed window to the rear, radiator.

BATHROOM

2.52m (8'3") x 1.88m (6'2")

Fitted with a three-piece white suite comprising panelled bath with separate shower above and shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, extractor fan, shaver point, radiator, recessed ceiling spotlights.



OUTSIDE

FRONT

The property occupies a substantial corner plot and is approached from the front via a brick paved pathway leading to the main entrance and a lawned garden with established borders. To either side of the property the brick paved pathway continues onto the rear.

REAR

The rear of the property boasts a substantial garden. From the lounge and family room doors open to a raised paved patio enjoying the open outlook. Steps then descend to a further paved seating area, cellar storage beneath the raised patio and onto a lovely lawned garden with established border. To the right side there is space for a vegetable garden, green house and side gate to the driveway and from the garden rear access is given to the double garage. From the left side of the garden a sloped pathway descends to a further garden area with mature conifers.

GARAGE & PARKING

To the rear of the garden access is given to a triple width private driveway, at longest measuring **8.85m (29')** beside the garage and offering parking for four cars or ideally suited for a boats or caravan. From the driveway access is given to a double garage with twin up and over garage doors. The double garage measures **4.85m (15'11") max in width x 4.65m (15'3") max in length** and has a power supply and lighting.

SOLAR PANELS

The property benefits from privately owned solar panels which could help the homeowner to reduce their energy bills. The panels produce free electricity for the homeowner to use, during suitable conditions, with any surplus then able to be sold to the chosen energy supplier to generate an income, subject to their terms and conditions.