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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

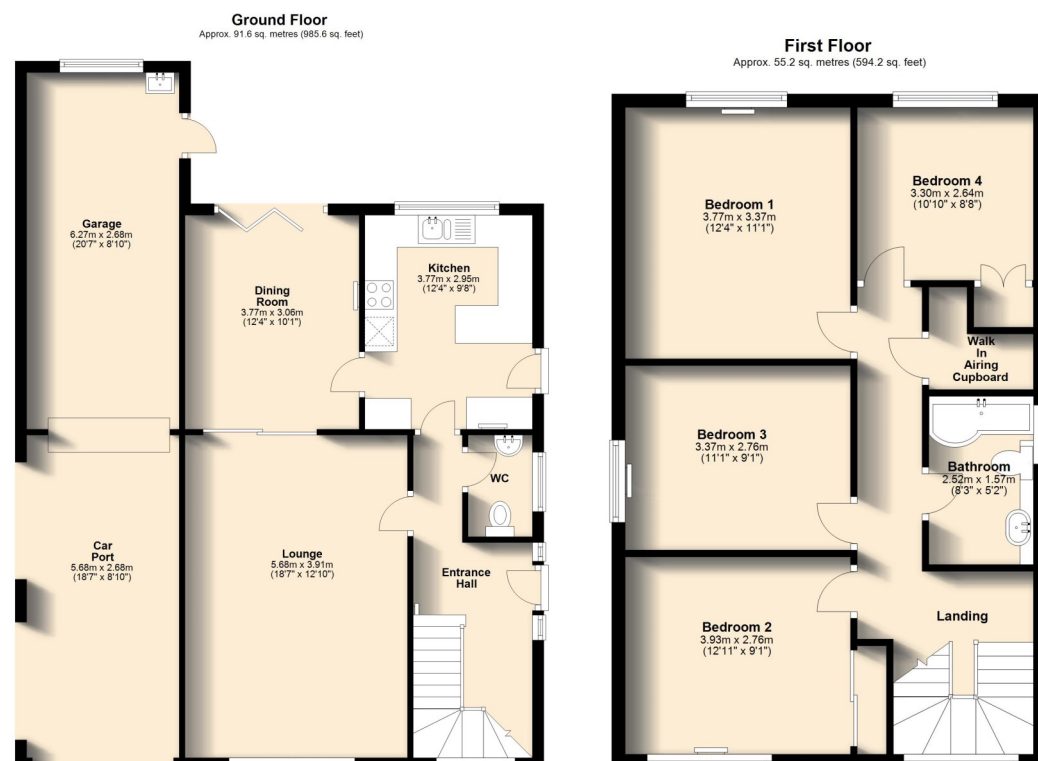
(Central Plymouth Office Only)

Our Property Reference:

25/K/24 5602



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

Draft Details – Not Approved & Subject To Change



POPULAR LOCATION

FOUR BEDROOMS

TWO RECEPTIONS

SOUTH FACING GARDEN

DRIVE, CARPORT & GARAGE

NO ONWARD CHAIN

109 Dunraven Drive, Derriford,
Plymouth, PL6 6AT

We feel you may buy this property because...

‘Of the deceptively spacious accommodation on offer and the popular residential location.’

£350,000

www.plymouthhomes.co.uk

Number of Bedrooms
Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
Drive, Carport and Garage

Outside Space
South Facing Garden

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: Nil
Main Residence: £5,000
Second Home or Investment Property: £22,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

What3words Location
///quick.shape.work

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Very Low Risk

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 100Mbps

Introducing...

This deceptively spacious detached home is located within the popular residential area of Derriford and is offered for sale with no onward chain. Internally the accommodation boasts: large lounge, dining area, kitchen, downstairs wc, four good sized bedrooms and a modern bathroom suite. Further benefits include double glazing, central heating and externally there is a southerly facing rear garden and a private driveway with carport and a longer than average single garage. Plymouth Homes advise an early viewing to fully appreciate the location of this detached home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
Entry is to the right side of the house via a glazed entrance door opening into the entrance hall.

ENTRANCE HALL
With radiator and stairs rising to the first-floor landing with an under-stairs storage cupboard.

LOUNGE
5.68m (18'7") x 3.91m (12'10")
A lovely sized reception space with double glazed picture window to the front, coving to ceiling, wall mounted electric fire, sliding doors into the dining room.

DINING ROOM
3.77m (12'4") x 3.06m (10'1")
With radiator, coving to ceiling, bi-fold patio door opening to the garden.

KITCHEN
3.77m (12'4") x 2.95m (9'8")
Fitted with a matching range of base and eye level units with worktop space above, breakfast bar, retractable larder unit, 1 ½ bowl stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge, fitted eye level electric double oven, four ring electric hob with wall mounted cooker hood above, double glazed window to the rear, radiator, uPVC half glazed stable door opening to the side of the property, door to the entrance hall.

DOWNSTAIRS WC
With obscure double glazed window to the side and fitted with a two piece suite comprising pedestal wash hand basin, low-level WC, coving to ceiling.



FIRST FLOOR

LANDING
With double glazed picture window to the front.

BEDROOM 1
3.77m (12'4") x 3.37m (11'1")
With double glazed window to the rear, radiator, built in wardrobes.

BEDROOM 2
3.93m (12'11") x 2.76m (9'1")
With double glazed window to the front, radiator.

BEDROOM 3
3.37m (11'1") x 2.76m (9'1")
With double glazed window to the side, radiator, access to the loft space.

BEDROOM 4
3.30m (10'10") x 2.64m (8'8")
With double glazed window to the rear, built in storage cupboard.

BATHROOM
Fitted with a three-piece modern suite comprising panelled bath with fitted shower above and shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, wall mounted mirror, floor level LED lighting, obscure double-glazed window to the side, tiled flooring, recessed ceiling spotlights.

WALK IN AIRING CUPBOARD
Offering storage space and housing the hot water cylinder and the floor mounted boiler serving the heating system and domestic hot water.



OUTSIDE

FRONT
To the right side of the property a pathway leads to the covered side entrance. The front garden is laid to lawn with established borders and to the left side there is a private driveway which leads to the carport and onto the garage.

REAR
The rear opens to a good sized, southerly facing rear garden. Adjoining the property is a paved seating area which leads to a sloped, lawned garden with established trees and shrubs and all enclosed by wooden fencing.

CAR PORT
5.68m (18'7") x 2.68m (8'10")
With up and over door to the garage.

GARAGE
6.27m (20'7") x 2.68m (8'10")
With side door to the rear garden, power and light connected, window to the rear, plumbing for washing machine, space for fridge/freezer and tumble dryer, butler style sink.

AGENTS NOTE
Please note, we've been made aware that the property has had spray foam insulation added to the roof space.

We recommend that potential purchasers inform their mortgage company of this information prior to commencing a purchase.

