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**Opening Hours**

**Monday - Friday**  
 9.15am—5.30pm

**Saturday**

9.00am—4.00pm

(Central Plymouth Office Only)

**Our Property Reference:**

17/A/25 5622

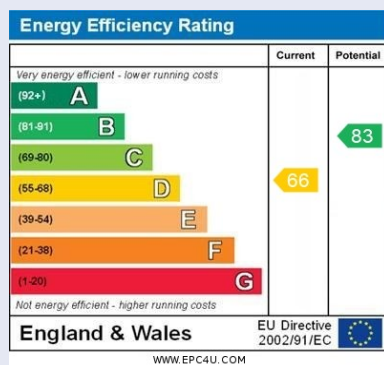


**Ground Floor**  
 Approx. 127.6 sq. metres (1373.8 sq. feet)

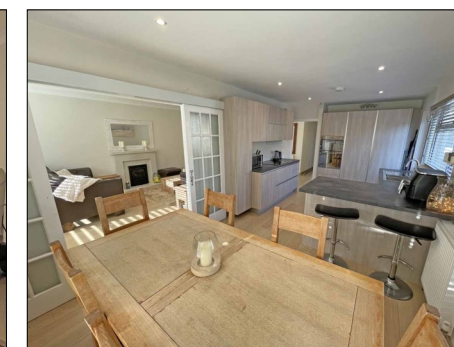
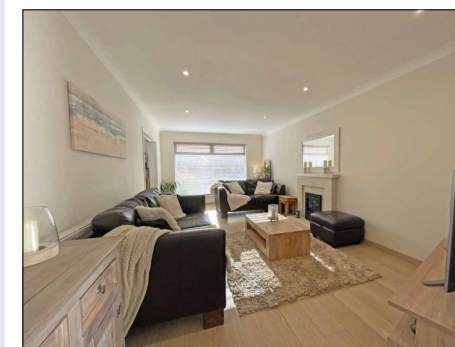


**Further Information...**

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



**104 Upland Drive, Derriford,  
 Plymouth, PL6 6BG**

- DETACHED BUNGALOW**
- FOUR BEDROOMS**
- WELL PRESENTED**
- MODERN KITCHEN**
- EN-SUITE WET ROOM**
- INTEGRAL GARAGE**
- WELL TENDED GARDENS**

*We feel you may buy this property because...*

'This well presented bungalow offers spacious accommodation and is positioned in a highly sought after location.'

**£450,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

### Number of Bedrooms

Four Bedrooms

### Property Construction

Cavity Brick Walls

### Heating System

Gas Central Heating

### Water Meter

Yes

### Parking

Private Driveway and Garage

### Outside Space

Front Side 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: £1,250

Main Residence: £10,000

Second Home or Investment Property: £32,500

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

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### 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 well presented detached bungalow is positioned in a sought after location and offered for sale with the benefit of a newly fitted kitchen and en-suite wet room. The spacious accommodation comprises: entrance hall, large lounge, kitchen/dining room, four bedrooms, en-suite wet room, family bathroom and a separate cloakroom. Externally the property has a 50' driveway leading to a longer than average integral garage, well tended front garden, sunny side courtyard and a rear garden with a separate garden room. With a replacement boiler, newly formed en-suite wet room and modern decoration, Plymouth Homes highly recommend this desirable detached home.

### The Accommodation Comprises...

#### GROUND FLOOR

uPVC double glazed entrance door opening to:

#### ENTRANCE HALL

Frosted double glazed window to the side, radiator, recessed spotlights, access to the loft (housing the central heating boiler), storage cupboard.

#### LOUNGE

**6.09m (20') x 3.42m (11'3")**

Double glazed window to the front, remote controlled coal effect gas fire set in a feature polished stone surround, radiator, coved ceiling with recessed spotlights, sliding doors to:

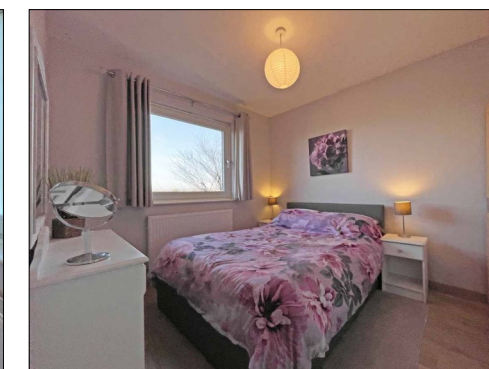
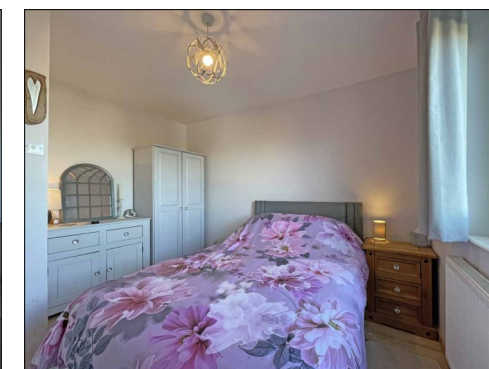
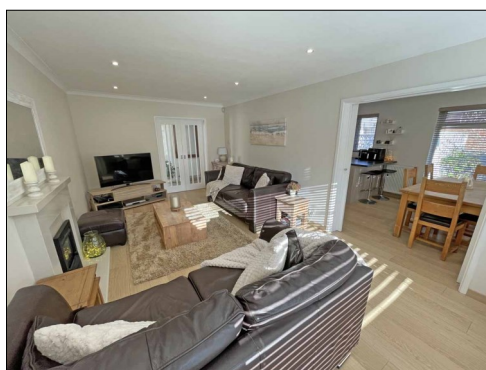
#### KITCHEN/DINING ROOM

**6.56m (21'6") max x 3.01m (9'10")**

Re-fitted with a contemporary matching range of base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated appliances to include a Smeg fridge, Smeg freezer and a Hotpoint dishwasher, Smeg electric double oven with a four ring induction hob with a cooker hood above, two double glazed windows to the side and a double glazed window to the front, two radiators, recessed spotlights, door to the entrance hall and door to the side courtyard.

#### CLOAKROOM

Frosted double glazed window to the side, pedestal wash hand basin, low-level WC, tiled splashback.



#### BATHROOM

Suite comprising a panelled bath with a hand shower attachment and curtain, pedestal wash hand basin, low-level WC, tiled walls, frosted double glazed window to the side, radiator.

#### BEDROOM 1

**4.57m (15') x 2.83m (9'3") to the front of built-in wardrobes**

Double glazed window to the rear, bespoke fitted wardrobes with sliding doors running the full length of one wall, radiator, door to:

#### EN-SUITE WET ROOM

Large shower area, pedestal wash hand basin, low-level WC, radiator, door to the entrance hall.

#### BEDROOM 2

**3.58m (11'9") x 3.05m (10') max**

Double glazed window to the rear, radiator.

#### BEDROOM 3

**3.22m (10'7") x 2.73m (8'11")**

Double glazed window to the rear, radiator.

#### BEDROOM 4

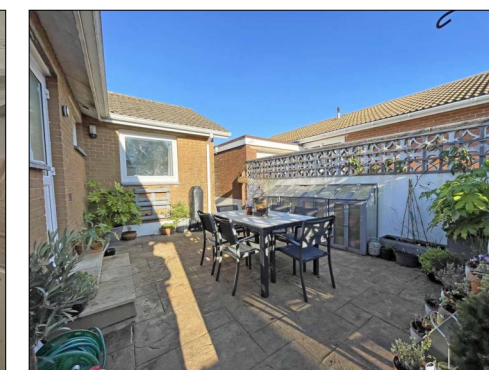
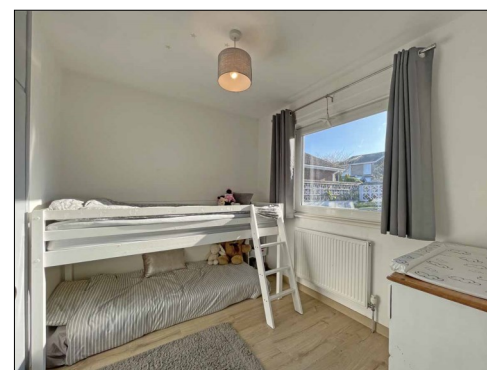
**2.73m (8'11") x 2.40m (7'10")**

Double glazed window to the front, built-in double wardrobe, radiator.

#### OUTSIDE

##### FRONT

**15.2m (50')** driveway leading to the garage, well tended front garden with shrubs and bushes, path to the side courtyard.



#### GARAGE

**6.88m (22'7") x 2.74m (9'0")**

With power and light connected, double glazed window to the rear, up and over vehicular door, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer and tumble dryer, part glazed door to the garden, internal door to the hallway.

#### SIDE

**5.9m (19'6") x 4.2m (13'9")**

Side walled courtyard garden with a gate to the front and path to the rear garden, outside water tap.

#### REAR

**13.7m (45') x 9.1m (30')**

Attractive rear garden, enclosed by fencing with well stocked shrub borders, two seating areas with the remainder of garden being gravelled for ease of maintenance, outside water tap.

#### GARDEN ROOM

**3.35m (11'0") x 2.75m (9'0")**

Accessed from the rear garden with a double drainer sink unit, power and light, uPVC part glazed door.