



Falcon

01752 600444

99 Powisland Drive

Derriford, Plymouth, PL6 6AF

£375,000





In Brief

A fabulously unique 3 double bedroomed detached family home in prestigious road

Reception Rooms Large living room and separate dining room.

Bedrooms 3 Good sized double bedrooms

Heating Gas central heating

Area 2067 sq ft

Tenure Freehold

Parking Driveway parking for two cars plus two garages.

Council Tax F

Description

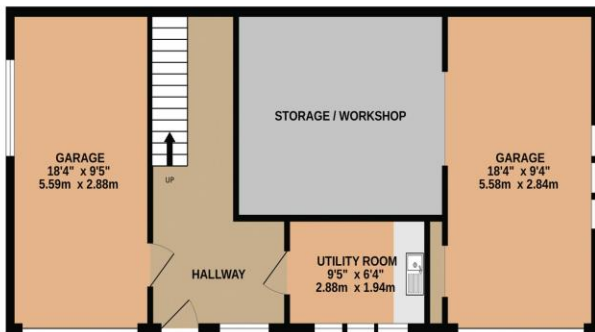
Located in one of Plymouth's finest roads is this striking and unique 3 double bedroomed detached family home. As you approach the house you will see that it has two driveways leading to the two separate integral garages. Off the entrance hallway you have a utility room and a door into one of the garages. The staircase takes you to the first floor landing which is approx. 28ft long. The three bedrooms are all doubles with the main bedroom having an en-suite shower room. The family bathroom is fitted with a bath. The kitchen / breakfast room is a good size with a range of fitted units and a lovely big window taking in the best of the outlook. The living room is a fabulous big room with two large windows with the same great outlook across the road and neighbouring rooftops towards the rolling Cornish hills in the distance. In the middle of the property there is a separate dining room which opens into the living room. The gardens are mostly found to the side with an area of lawn and numerous shrubs and bushes. The property comes with some double glazing and a gas central heating system. The garden leads up the side to the rear garden area with a further area of garden and patio on the other. As mentioned the property does have two integral garages with a really good sized workshop / store area off one of the garages that measures 14'2 x 11'1. This really is a property with enormous potential in a prestigious residential setting. NO CHAIN !

Need A Mortgage?

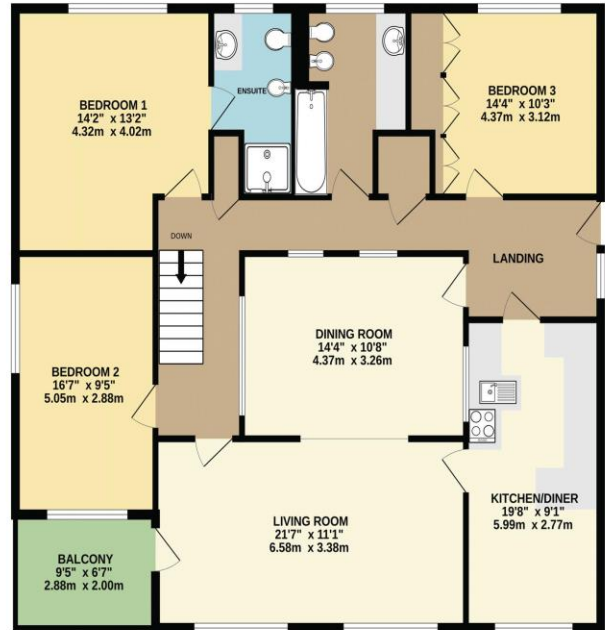
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ours is only £195 paid when you move!

Floor Plans

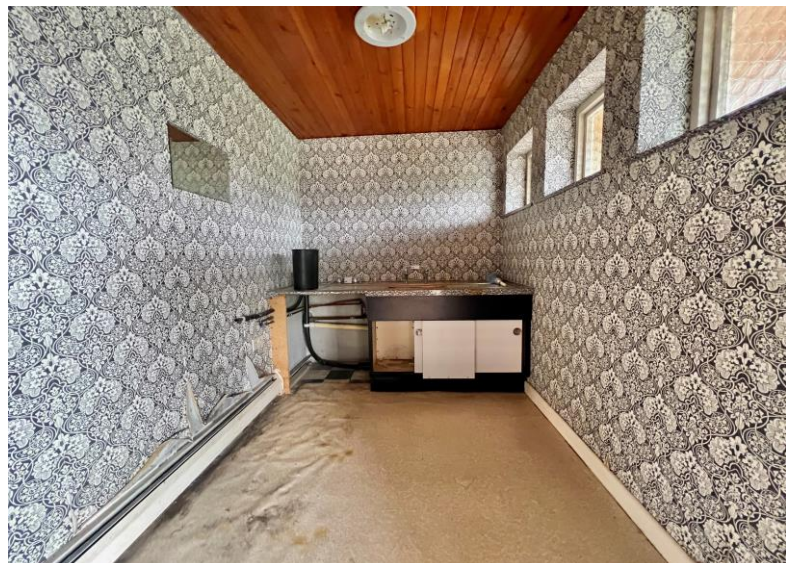
GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
1346 sq.ft. (125.0 sq.m.) approx.



TOTAL FLOOR AREA : 2067 sq.ft. (192.0 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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