

Contact us

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Opening Hours

Monday - Friday
 9.15am—5.30pm

Saturday

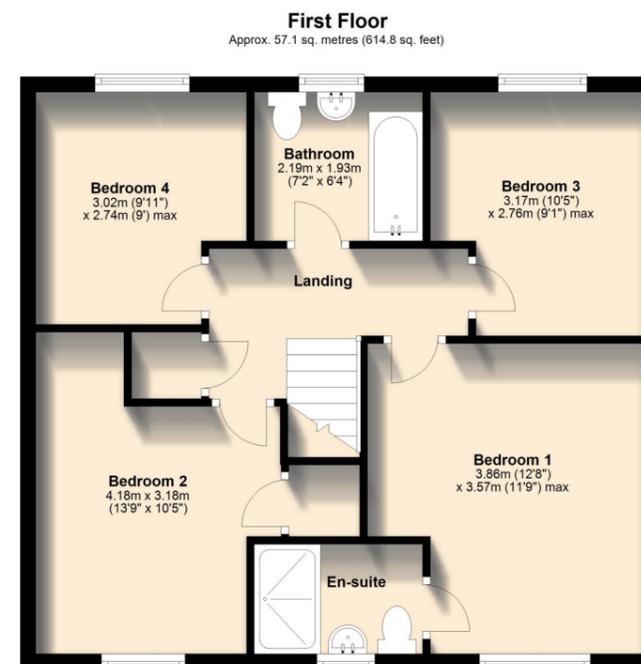
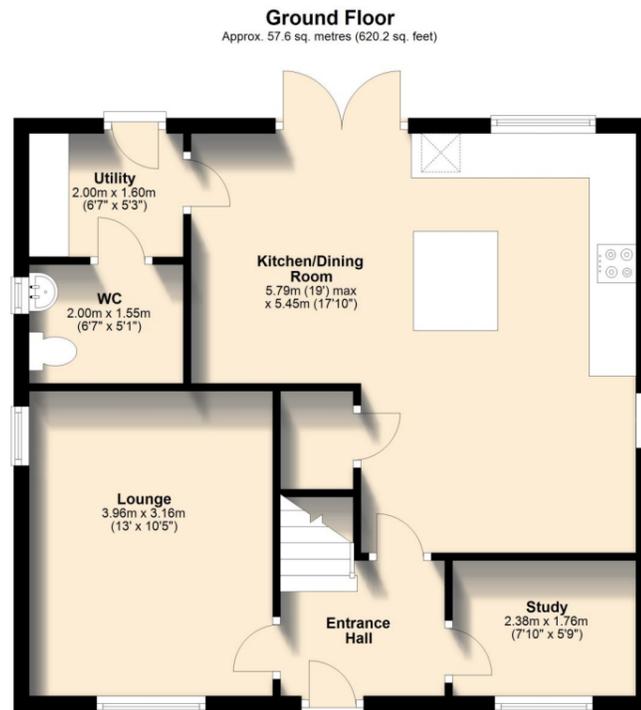
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

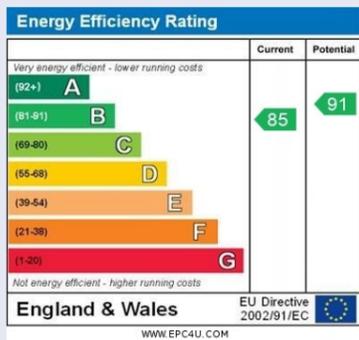
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Floor Plans...

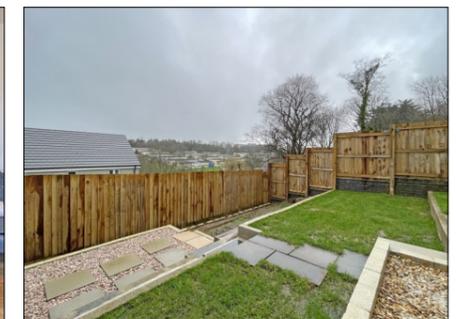


Further Information...

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



- CUL-DE-SAC POSITION**
- POPULAR LOCATION**
- FOUR BEDROOMS**
- SEPARATE LOUNGE**
- DOWNSTAIRS WC**
- DRIVE TO GARAGE**
- SOUTH FACING GARDEN**

**34 Foxglove Gardens, Derriford,
 Plymouth, PL6 8EZ**

We feel you may buy this property because...
 'Of the secluded position, energy saving technology and popular residential location.'

£475,000

www.plymouthhomes.co.uk

Number of Bedrooms

Four Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Electric Heating

Water Meter

Yes

Parking

Driveway and Garage

Outside Space

South Facing Garden

Council Tax Band

D

Council Tax Cost 2025/2026

Full Cost: £2,325.42

Single Person: £1,744.07

Stamp Duty Liability

First Time Buyer: £8,750

Main Residence: £13,750

Home or Investment

Property: £37,500

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

Introducing...

Built in 2025, this lovely, detached home embraces the latest energy saving technology which includes privately owned solar panels and an air source heat pump, which both help lower energy bills and also help the environment. Internally the accommodation boasts a separate lounge, a lovely open plan kitchen/dining/sitting room, utility room, downstairs wc, four good sized bedrooms, en-suite and family bathroom. Further benefits include double glazing, central heating and externally there is a private driveway to a larger than average garage and a south facing rear garden. Located at the end of a cul-de-sac, Plymouth Homes advise an early viewing to appreciate this lovely modern home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With radiator and stairs rising to the first-floor landing.

STUDY

2.38m (7'10") x 1.76m (5'9")

With double glazed window to the front, radiator.

LOUNGE

3.96m (13') x 3.16m (10'5")

With double glazed windows to the front and side, radiator.

KITCHEN/DINING ROOM

5.79m (19') max x 5.45m (17'10")

A lovely open plan space that incorporates the kitchen, dining and a sitting area. Fitted with a matching range of modern base and eye level units with worktop space above, matching island unit with breakfast bar, stainless steel sink unit with single drainer and mixer tap, splashbacks, spaces for dishwasher and upright fridge freezer, fitted electric oven and four ring electric hob with stainless steel cooker hood above, double glazed windows to the side and rear, two radiators, recessed ceiling spotlights, double glazed double doors opening to the garden, understairs storage cupboard, door into the utility.

UTILITY

2.00m (6'7") x 1.60m (5'3")

Fitted base unit with worktop space above, extractor fan, spaces for washing machine and tumble dryer, half glazed door opening to the garden, door into the downstairs wc.

DOWNSTAIRS WC

2.00m (6'7") x 1.55m (5'1")

With obscure double-glazed window to the side and fitted with a two piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashbacks and radiator.



FIRST FLOOR

LANDING

With access to the loft space, built in airing cupboard housing the floor mounted electric boiler serving the heating system and domestic hot water.

BEDROOM 1

3.86m (12'8") x 3.57m (11'9") max

A double bedroom with double glazed window to front, door into the en-suite.

EN-SUITE

2.19m (7'2") x 1.43m (4'8")

Fitted with a three-piece suite comprising pedestal wash hand basin, double shower enclosure, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the front, radiator.

BEDROOM 2

4.18m (13'9") x 3.18m (10'5")

A second double bedroom with double glazed window to the front, built in storage cupboard.

BEDROOM 3

3.17m (10'5") x 2.76m (9'1") max

A good sized third bedroom with double glazed windows to the side and rear, radiator.

BEDROOM 4

3.02m (9'11") x 2.74m (9') max

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

FAMILY BATHROOM

2.19m (7'2") x 1.93m (6'4")

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the rear, radiator.



OUTSIDE:

FRONT

The front is approached via a paved pathway leading to the main entrance, there is a brick paved, private driveway measuring **11.20m (36'9")** in length with an EV charging point and leading to the garage and gate to the rear garden.

REAR

The rear opens to a southerly facing garden measuring 30'9" x 26'11". The garden comprises paved and lawned levels, enclosed by fencing with an outside power point, water tap and a further gravelled area behind the garage. Within the garden is the air source heat pump.

GARAGE

A larger than average garage measuring **3.33m (10'11") in width x 6.10m (20') in length**. With up and over garage door, power supply and lighting and a pitched roof space ideal for storage. Within the garage is the inverter for the solar panels and the solar battery storage unit.

ENERGY SAVING TECHNOLOGY

The house is all electric and embraces the latest energy saving technology to help lower energy bills and help the environment. There are privately owned photovoltaic solar panels that provide free electricity and charge the battery storage system. Any excess electricity can also be sold back to the chosen energy provider. On top of the free electricity and lower energy bills, the owners inform us the panels also generated an income of around £900 in 2025. Any future solar gain could vary and is subject to suitable weather conditions. The heating system and hot water within the property is provide by an electric boiler that runs off an air source heat pump located within the rear garden. There is also an EV charging point alongside the driveway.

AGENT'S NOTE

We're informed, once the estate has been completed there will be an estate charge of £150 per year. We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

