

## Contact us

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## Website

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

## Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

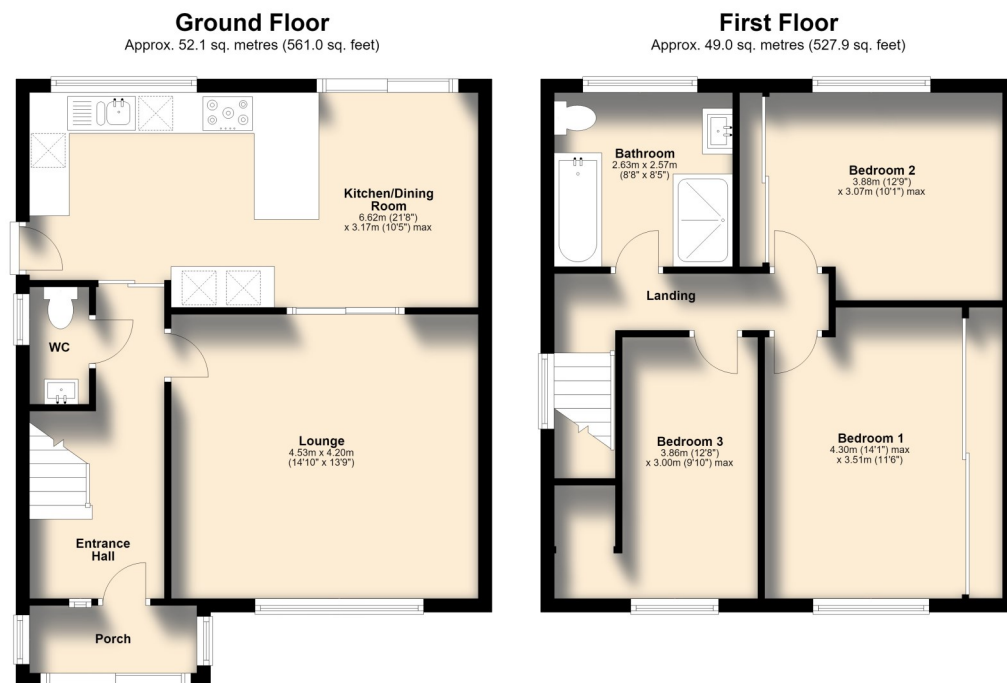
(Central Plymouth Office Only)

Our Property Reference:

24/F/26 6002



## Floor Plans...

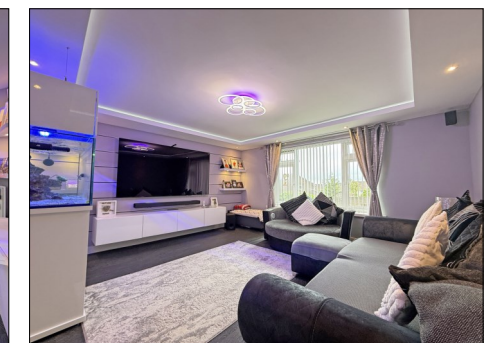


## Further Information...

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



DETACHED HOME  
POPULAR LOCATION  
THREE BEDROOMS  
SEPARATE LOUNGE  
KITCHEN/DINING ROOM  
HOME OFFICE  
ENCLOSED REAR GARDEN

366 Miller Way, Thornbury,  
Plymouth, PL6 8UH

We feel you may buy this property because...

'Of the spacious, well-presented accommodation and proximity to  
Derriford Hospital.'

Guide Price  
**£400,000 - £425,000**

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		80
	6B	

EU Directive 2002/91/EC  
England, Scotland & Wales

## Number of Bedrooms

Three Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Car Hardstanding

## Outside Space

Enclosed Garden

## Council Tax Band

D

## Council Tax Cost 2026/2027

Full Cost: £2,441.85

Single Person: £1,831.39

## Stamp Duty Liability

First Time Buyer: £6,250

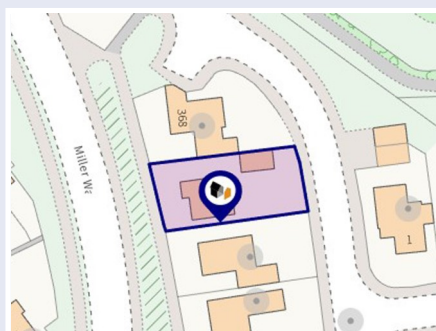
Main Residence: £11,250

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.

## Title Plan Guideline



## Introducing...

This spacious and well-presented detached home is in close proximity to Derriford Hospital, transport links and local schools. Internally the accommodation offers: entrance porch and hallway, a good-sized lounge, kitchen/dining room with a range of integrated appliances, downstairs wc, three good sized bedrooms and a modern, four-piece bathroom suite. Further benefits include a versatile home office/hobbies room (formerly the garage) and a good-sized rear garden. Plymouth Homes advise an early viewing to appreciate the position and size of this lovely, detached property.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

Entry is via a glazed patio door opening into the porch.

#### PORCH

With windows to the side, tiled flooring, wall light, door opening into the entrance hall.

#### ENTRANCE HALL

With obscure double-glazed window to the front, radiator, stairs rising to the first-floor landing.

#### LOUNGE

**4.53m (14'10") x 4.20m (13'9")**

A good-sized reception space with double glazed window to the front, radiator, moulded ceiling with inset LED lighting and recessed ceiling spotlights, glazed door into the kitchen/dining room.

#### KITCHEN/DINING ROOM

**6.62m (21'8") x 3.17m (10'5") max**

Another lovely sized reception space, fitted with a matching range of modern base and eye level units with worktop space, breakfast bar, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, a range of integrated appliances to include fridge, freezer, dishwasher, washing machine, fitted eye level electric double oven and five ring gas hob with stainless steel cooker hood above, double glazed window to the rear, radiator, wood effect laminate flooring, recessed ceiling spotlights, uPVC half glazed door opening to the side, uPVC double glazed patio door opening to the rear, door into the entrance hall.

#### DOWNSTAIRS WC

**1.73m (5'8") x 0.88m (2'11")**

With obscure double-glazed window to the side and fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC.



### FIRST FLOOR

#### LANDING

With obscure double glazed window to the side, recessed ceiling spotlights, access to the loft space with retracting loft ladder.

#### BEDROOM 1

**4.30m (14'1") max x 3.51m (11'6")**

A lovely sized double bedroom with double glazed window to the front, built in wardrobe, radiator, wall lights.

#### BEDROOM 2

**3.88m (12'9") x 3.07m (10'1") max**

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

#### BEDROOM 3

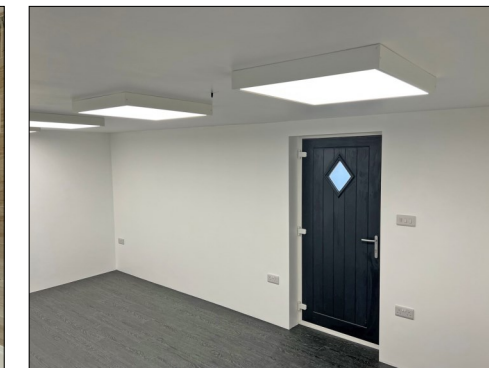
**3.86m (12'8") x 3.00m (9'10") max**

A good sized third bedroom with double glazed window to the front, radiator, open plan storage recess.

#### BATHROOM

**2.63m (8'8") x 2.57m (8'5")**

Fitted with a modern four piece white suite comprising panelled bath with shower attachment off a telephone style mixer tap, vanity wash hand basin with cupboard storage below, double shower enclosure with fitted rainfall shower above and separate hand shower attachment, low-level WC, tiled surround, radiator/towel rail, extractor fan, obscure double glazed window to the rear, radiator, recessed ceiling spotlights.



### OUTSIDE:

#### FRONT

The front of the property is approached via a gate and paved pathway leading to a lawned garden and the entrance porch.

#### REAR

The rear of the property opens to a good-sized, tiered garden measuring **11.85m (38'10") at widest x 13.23m (43'4") at longest**. The majority of the garden is paved with further gravelled and lawned areas, enclosed by walls, with a gate to the driveway and pedestrian door to the home office. To the left side of the house is a paved side garden with raised flower border and gate to the front. While to the right side is a gate and lawned pathway also leading to the front.

#### HOME OFFICE

The garage has been converted into an ideal space that would suite a home office/workspace, playroom or home gym. The walls and ceiling have been boarded and insulated, there is power, lighting, a water supply and the room has air conditioning fitted.

#### PARKING

In front of the home office there is driveway parking for one vehicle.