

## 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

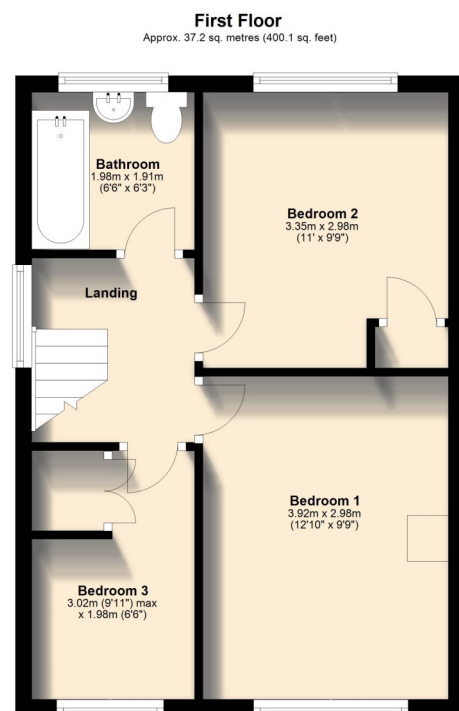
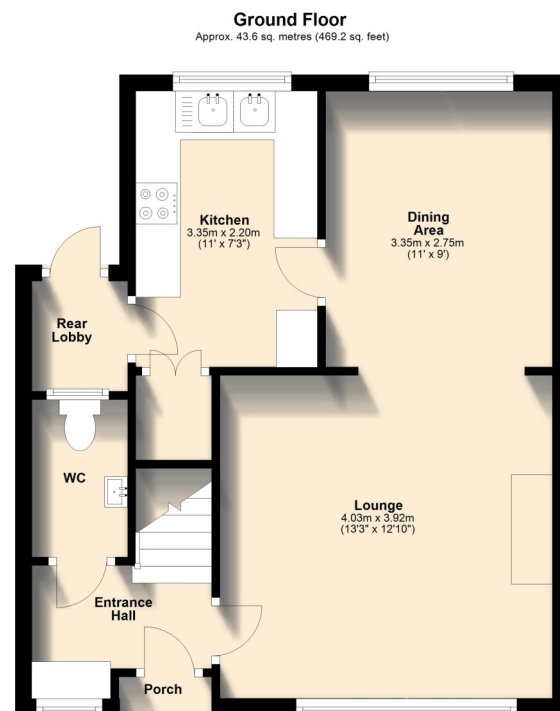
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

24/J/25 5818

## 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.

| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 65                       | 72        |

Very energy efficient - lower running costs  
(92+) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not energy efficient - higher running costs

England & Wales E.U. Directive 2002/91/EC  
WWW.EPC4U.COM

PLYMOUTH  
**HOMES** ESTATE AGENTS



**66 Dunraven Drive, Derriford  
Plymouth, PL6 6AT**

LINK DETACHED HOME  
POPULAR LOCATION  
WELL-PROPORTIONED  
THREE BEDROOMS  
TWO RECEPTIONS  
LOVELY REAR OUTLOOK  
ENCLOSED GARDEN

*We feel you may buy this property because...*  
'Of the ever-popular residential location and the lovely rear outlook.'

**Guide Price  
£350,000 - £375,000**

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

### Number of Bedrooms

Three Bedrooms

### Property Construction

Cavity Brick Walls

### Heating System

Gas Central Heating

### Water Meter

Yes

### Parking

Driveway and Garage

### Outside Space

Rear 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: £2,500

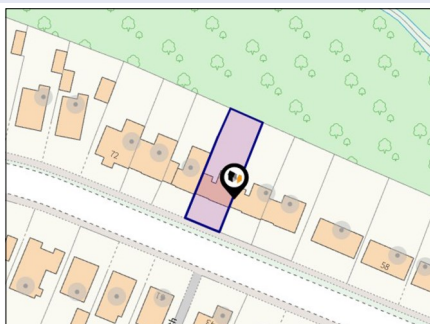
Main Residence: £7,500

Home or Investment

Property: £25,000

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, link detached home enjoys a good sized garden and a lovely rear outlook of woodlands behind. Internally the property offers: entrance hall, downstairs wc, lounge, dining area, kitchen, three good sized bedrooms and a bathroom. Further benefits include double glazing, central heating and externally there is a private driveway to garage. Plymouth Homes advise an early viewing to appreciate this lovely home.

### The Accommodation Comprises...

#### GROUND FLOOR

##### ENTRANCE

Entry is via an open plan porch with a uPVC part glazed entrance door opening into the entrance hall.

##### ENTRANCE HALL

With obscure double-glazed window to the front, stairs rising to the first-floor landing, doors into the downstairs wc and the lounge.

##### DOWNSTAIRS WC

With obscure window into the rear porch and fitted with a two piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator.

##### LOUNGE

**4.03m (13'3") x 3.92m (12'10")**

A good sized reception space with double glazed window to the front, coal effect living flame gas fire set within a feature wooden and stone surround (please note the fire currently isn't in working order), radiator, coving to ceiling, open plan into the dining area.

##### DINING AREA

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

With double glazed window to the rear enjoying the rear outlook, radiator, coving to ceiling, door into the kitchen.

##### KITCHEN

**3.35m (11') x 2.20m (7'3")**

Fitted with a matching range of base and eye level units with worktop space above, twin bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer and washing machine, fitted electric oven and four ring gas hob with pull out cooker



hood above, double glazed window to the rear enjoying the outlook, tiled flooring, understairs storage cupboard, door into the rear lobby.

##### REAR LOBBY

With uPVC part glazed door opening to the rear garden.

#### FIRST FLOOR

##### LANDING

With double glazed window to the side, access to loft space with retracting loft ladder.

##### BEDROOM 1

**3.92m (12'10") x 2.98m (9'9")**

A good-sized double bedroom with double glazed window to the front, radiator.

##### BEDROOM 2

**3.35m (11') x 2.98m (9'9")**

A second double bedroom with double glazed window to the rear enjoying the outlook, radiator, built in storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

##### BEDROOM 3

**3.02m (9'11") max x 1.98m (6'6")**

With double glazed window to the front, built in storage cupboard, radiator.

##### BATHROOM

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, obscure double-glazed window to the rear, radiator.

##### OUTSIDE:

##### FRONT

At the front of the property is a tiered garden with steps descending to the main entrance and a half height storage cupboard. To the left side a private driveway, measuring **6.40m (21')**, leads to a single garage with up and over garage door.

##### REAR

The rear opens to a lovely garden measuring **18.35m (60'2") max in length x 9.05m (29'8") in width**. Adjoining property, a paved seating area enjoys the outlook and has steps rising to a pedestrian rear door into the garage. Steps then descend to a lawned garden with mature borders and enclosed by hedge and fencing.

