

## Contact us

**Central Plymouth Office**  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA

**(01752) 514500**

**North Plymouth and  
Residential Lettings Office**

56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ

**(01752) 772846**

## Email Us

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

## Website

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

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

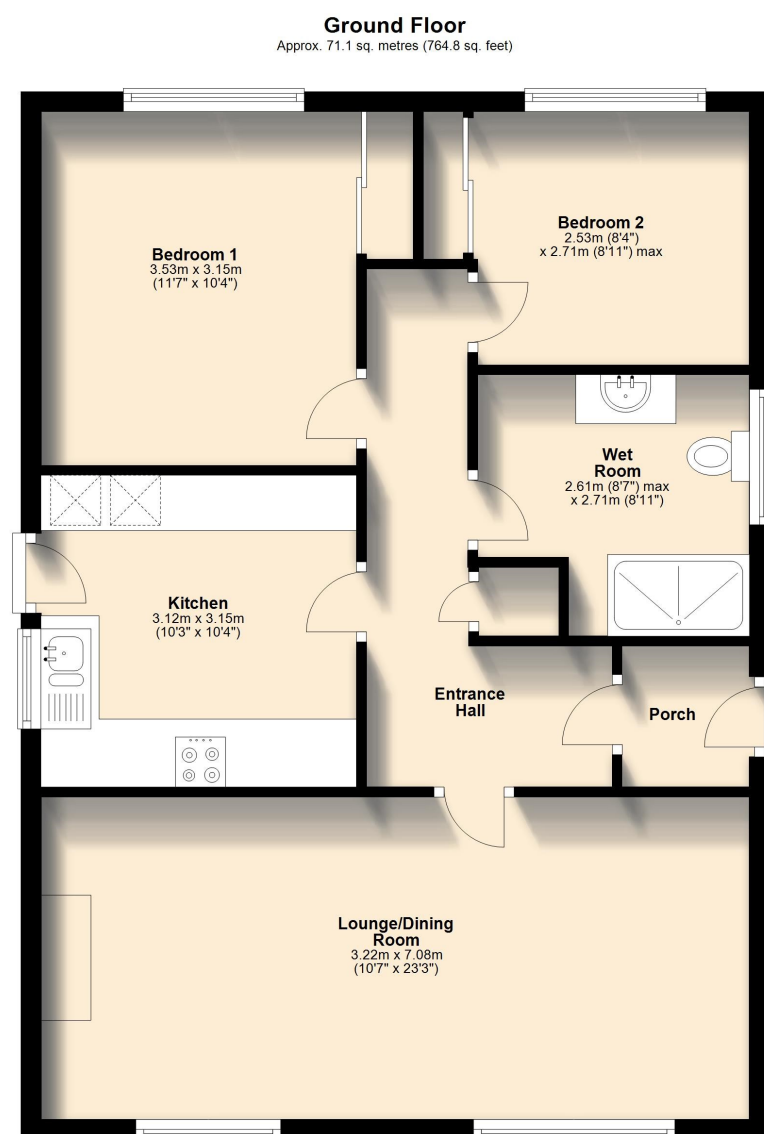
**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

**22/J/25 5816**



## 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**



**9 Combley Drive, Thornbury,  
Plymouth, PL6 8JW**

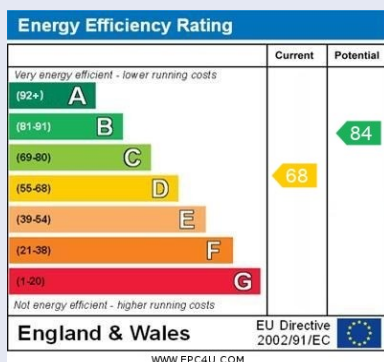
*We feel you may buy this property because...*

‘Of the popular location, spacious rooms sizes and potential on offer.’

**Offers In Excess Of  
£280,000**

**POPULAR CUL-DE-SAC  
DETACHED BUNGALOW  
OPEN OUTLOOK  
SPACIOUS ACCOMMODATION  
TWO DOUBLE BEDROOMS  
DRIVE & LARGE GARAGE  
NO ONWARD CHAIN**

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





Number of Bedrooms  
Two Bedrooms

Property Construction  
Cavity Brick Walls

Heating System  
Gas Central Heating

Water Meter  
Yes

Parking  
Private Driveway and Garage

Outside Space  
Front and Rear Gardens

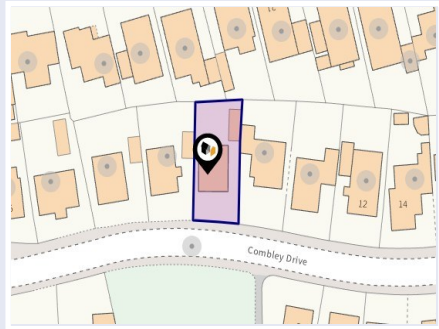
Council Tax Band  
C

Council Tax Cost 2025/2026  
Full Cost: £2,067.04  
Single Person: £1,550.28

Stamp Duty Liability  
First Time Buyer: Nil  
Main Residence: £4,000  
Home or Investment  
Property: £18,000

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 deceptively spacious, detached bungalow is located within a popular cul-de-sac in close proximity to Derriford Hospital. Internally the property requires a degree of modernisation and comprises entrance porch and hallway, a lounge/dining room, two double bedrooms, good sized kitchen and wet room. Further benefits include double glazing, central heating and externally there is a private driveway to a larger than average garage and an enclosed, tiered rear garden. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE  
A glazed entrance door opens into the porch.

PORCH  
With part wooden flooring, coving to ceiling, door opening into the entrance hall.

ENTRANCE HALL  
With built in cupboard housing the wall mounted boiler serving the heating system and domestic hot water, radiator, coving to ceiling, access to the loft space.

LOUNGE/DINING ROOM  
7.08m (23'3") x 3.22m (10'7")  
A lovely spacious reception room enjoying the open front outlook, with two double glazed windows to the front, wall mounted gas fire set within a wooden surround, two radiators, coving to ceiling.

KITCHEN  
3.15m (10'4") x 3.12m (10'3")  
A good sized kitchen, fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, integrated fridge and freezer, space for washing machine, fitted electric oven and four ring electric hob with pull out cooker hood above, double glazed window to the side, radiator, uPVC half glazed door opening to the side of the bungalow.



BEDROOM 1  
3.53m (11'7") x 3.15m (10'4")  
A large double bedroom with double glazed window to the rear, radiator, coving to ceiling, built in wardrobe.

BEDROOM 2  
2.71m (8'11") max x 2.53m (8'4")  
A good sized second bedroom with double glazed window to the rear, built in wardrobe, radiator, coving to ceiling.

WET ROOM  
2.71m (8'11") x 2.61m (8'7") max  
Fitted with a three-piece suite comprising walk in shower enclosure with fitted electric shower above, vanity wash hand basin with cupboard storage below, low-level WC, shaver point and light, tiled splashbacks, obscure double-glazed window to the side.

OUTSIDE:

FRONT  
The bungalow is approached via a private driveway measuring 19.01m (62'4") in length and leading to the main entrance, the garage and rear garden. The front garden is laid with gravel for low maintenance and has a pathway to the left side leading to the kitchen door and onto the rear garden.

REAR  
The rear opens to an enclosed, tiered garden measuring 8.56m (28'1") in width x 9.89m (32'5") in length. The garden comprises lawn, flower borders with gravelled paved areas accessing a garden room/potting shed which measures 1.86m (6'1") x 2.88m (9'5") and has a polycarbonate roof and double-glazed windows to the front.

GARAGE  
A larger than average garage measuring 2.70m (8'10") x 6.39m (20'11") with up and over garage door to the driveway, power supply, lighting and pedestrian door to the garden.

