

**Contact us**

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**Opening Hours**

**Monday - Friday**  
 9.15am—5.30pm

**Saturday**

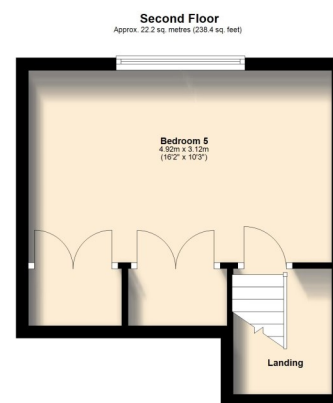
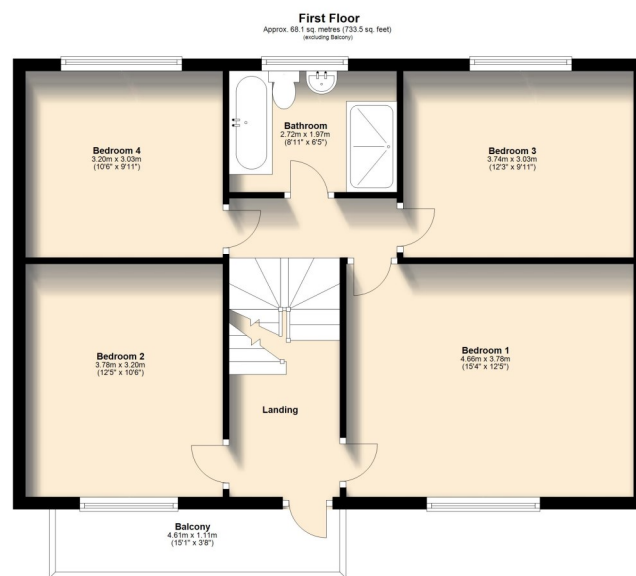
9.00am—4.00pm

(Central Plymouth Office Only)

**Our Property Reference:**

**03/F/26 5976**

**Floor Plans...**



**PLYMOUTH HOMES** ESTATE AGENTS



- 5 DOUBLE BEDROOMS**
- LARGE LOUNGE**
- DINING ROOM**
- LARGE SUNROOM**
- TWO DRIVEWAYS**
- DISTANT REAR VIEWS**
- NO ONWARD CHAIN**

**76 Moorland View, Derriford, Plymouth, PL6 6AW**

*We feel you may buy this property because... 'Of the ever-popular location and the particularly spacious accommodation on offer.'*

**£420,000**

**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
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			
		72	77

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

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

## Number of Bedrooms

Five Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Driveway And Garage

## 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: £6,000

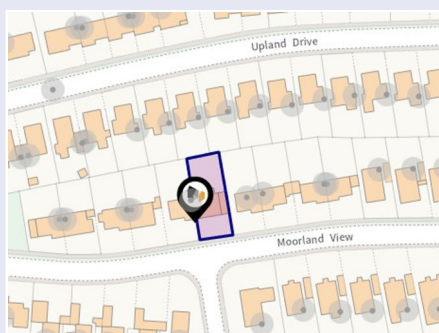
Main Residence: £11,000

Home or Investment

Property: £32,000

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...

Located within the heart of Derriford this particularly spacious, semi-detached home is offered for sale with no onward chain. Internally the split-level accommodation requires a degree of modernisation and boasts a large lounge with wood burning stove, separate dining room, feature sunroom adjoining the rear of the property, five large double bedrooms, a four-piece bathroom suite, utility and a downstairs wc. Further benefits include double glazing, central heating, privately owned solar panels which help to lower energy bills and externally there are two private driveways, an integral garage and a private, enclosed rear garden. Plymouth Homes recommend an early viewing to fully appreciate the space on offer within this deceptive home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

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

#### ENTRANCE HALL

With radiator, wood effect laminate flooring, stairs rising to the first-floor half landing with an under-stairs storage cupboard, stairs descending to the lower level, internal door into the garage.

#### LOUNGE

**4.96m (16'3") max x 4.66m (15'4")**

A lovely sized reception space with double glazed window to the side, feature stone fireplace with inset wood burner, radiator, picture rail, coving to ceiling, uPVC glazed patio door opening to the front of the property.

#### LOWER LEVEL

With doors to the dining room, kitchen and wc.

#### DINING ROOM

**4.04m (13'3") x 3.03m (9'11")**

With radiator and open plan access into the sunroom.

#### SUNROOM

**8.51m (27'11") x 2.41m (7'11")**

A lovely, versatile and spacious sunroom enjoying the outlook over the rear garden and distant views across Plymouth. With double glazed windows to the side and rear, two electric radiators, radiator, Polycarbonate roof, two uPVC glazed patio doors opening onto the garden, open plan access into the kitchen.

#### KITCHEN

**3.76m (12'4") x 3.03m (9'11")**

Fitted with a range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, spaces for fridge and range cooker, doorway to the utility and door to the hallway.



#### UTILITY

**3.15m (10'4") x 1.68m (5'6")**

Fitted with a base unit with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, space for washing machine, double glazed windows to the front and rear, electric radiator, wall lights, uPVC half glazed door opening to the side pathway.

#### WC

**1.86m (6'1") x 1.53m (5')**

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level wc, obscure double-glazed window into the sunroom.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

**4.66m (15'4") x 3.78m (12'5")**

A large double bedroom with double glazed window to the front enjoying the open outlook, radiator.

#### BEDROOM 2

**3.78m (12'5") x 3.20m (10'6")**

A second, double bedroom with double glazed window to the front again enjoying the outlook, radiator.

#### BEDROOM 3

**3.74m (12'3") x 3.03m (9'11")**

A third double bedroom with double glazed window to the rear enjoying panoramic views across Plymouth and towards Cornwall, radiator.

#### BEDROOM 4

**3.20m (10'6") x 3.03m (9'11")**

A fourth double bedroom with double glazed window to the rear also enjoying the views, a range of fitted bedroom furniture, radiator.



#### BEDROOM 5

**4.92m (16'2") x 3.12m (10'3")**

A double sized bedroom with built in storage cupboard.

#### BATHROOM

**2.72m (8'11") x 1.97m (6'5")**

Fitted with a four-piece suite comprising panelled bath, wall mounted wash hand basin, double shower enclosure with fitted rainfall shower above, low-level WC, splashbacks, extractor fan, obscure double-glazed window to the rear, recessed ceiling spotlights.

#### BALCONY

**4.61m (15'1") x 1.11m (3'8")**

From the landing a uPVC glazed door opens to a front balcony, enclosed by railings.

#### OUTSIDE:

#### FRONT

The front of the property is approached via a private driveway measuring **8.43m (27'7")**, leading to the garage and the main entrance. The front garden is lawned with established borders, while to the right-hand side there's a second driveway measuring **13.66m (44'9")** offering additional parking and including a car port. From the car port a gate and pathway lead to the rear.

#### REAR

Rear opens to a lovely and private garden measuring **13.24m (43'5") in width x 16.00m (52'6") in length**. Much of the garden is laid to lawn with established borders, a selection of trees and shrubs and enclosed by fencing.

#### INTEGRAL GARAGE

Measuring **4.87m (16') x 2.74m (9'7")** with electric garage door, built in storage, power supply and lighting.

#### SOLAR PANELS

The property benefits from privately owned solar panels that help to generate a yearly income to help lower energy costs.