

Contact us

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Opening Hours

Monday - Friday
 9.15am—5.30pm

Saturday

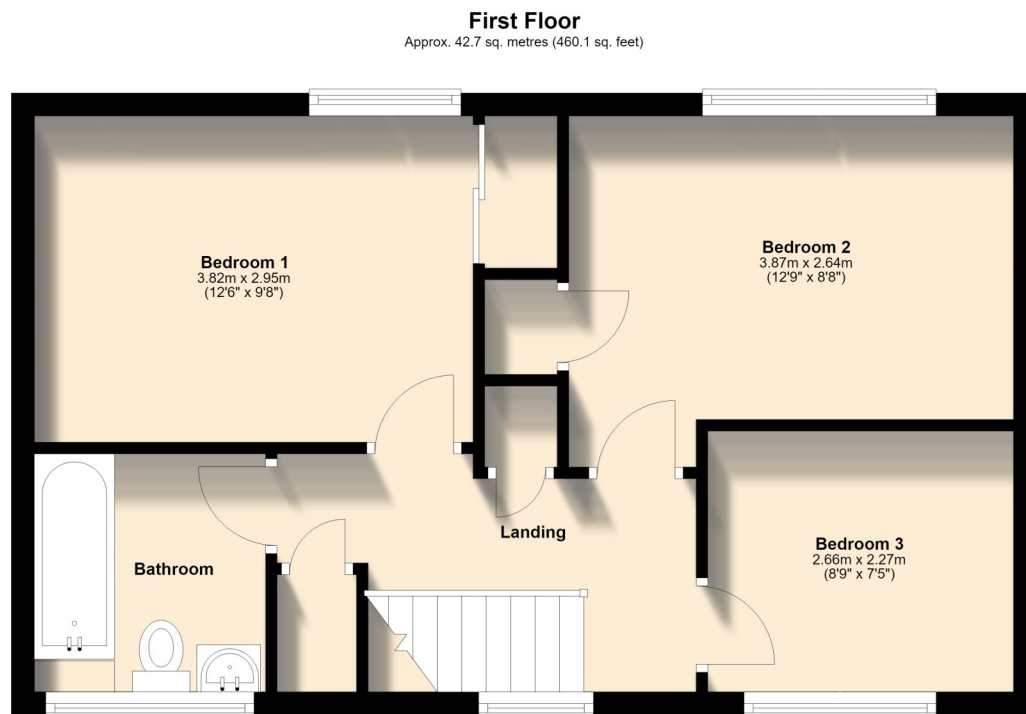
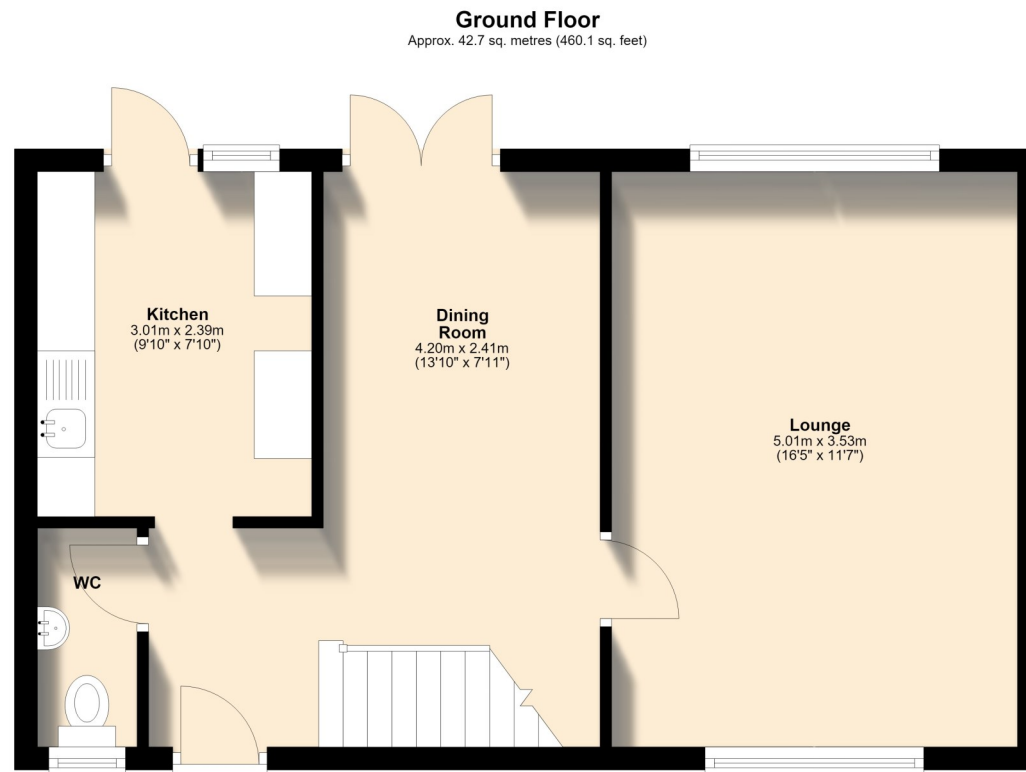
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

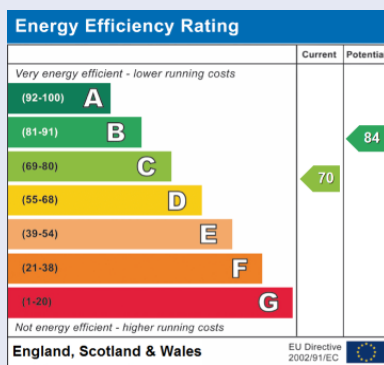
27/E/26 5971

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



**85 Thirlmere Gardens, Derriford,
 Plymouth, PL6 5HG**

- THREE BEDROOMS**
- ATTRACTIVE VIEWS**
- GOOD SIZE**
- ACCOMMODATION**
- WESTERLY GARDEN**
- NO ONWARD CHAIN**
- GAS CENTRAL HEATING**
- DOUBLE GLAZING**

We feel you may buy this property because...
 'This good size family home is positioned to take full advantage of the attractive outlook to the rear and is offered for sale with no onward chain'

£220,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Garage And On Street Parking

Outside Space

Enclosed Garden

Council Tax Band

B

Council Tax Cost 2026/2027

Full Cost: £1,899.22

Single Person: £1,424.42

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £1,900

Home or Investment

Property: £12,900

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 good size three bedroom home is positioned on a walkway with attractive open distant views to the rear over established woodland and towards Caradon Hill. The accommodation comprises: entrance area, lounge, dining area, kitchen, downstairs WC, three good-sized bedrooms and a bathroom. Externally, the property has a 35' west facing rear garden and the property also benefits from a garage in a nearby block. Offered for sale with no onward chain, gas central heating and double glazing, Plymouth Homes highly recommend this comfortable family home.

The Accommodation Comprises...**GROUND FLOOR**

uPVC double glazed entrance door opening to:

ENTRANCE AREA

Open plan to the dining area, stairs to the first floor landing with an under-stairs storage cupboard.

LOUNGE**5.01m (16'5") x 3.53m (11'7")**

Full height double glazed window to the rear, further high level window to the front, two radiators, coved ceiling.

DINING ROOM**4.20m (13'10") x 2.41m (7'11")**

Radiator, wood block floor, coved ceiling, double glazed double doors to the rear garden.

KITCHEN**3.01m (9'10") x 2.39m (7'10")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, gas point for cooker, double glazed window to the rear, ceramic tiled floor, tiled splashbacks, wall mounted gas combination boiler, part glazed door to the garden.

**CLOAKROOM**

Frosted double glazed window to the front, wash hand basin, low-level WC, part tiled walls, coved ceiling.

FIRST FLOOR**LANDING**

Double glazed window to the front, coved ceiling, two storage cupboards.

BEDROOM 1**3.82m (12'6") x 2.95m (9'8")**

Double glazed window to the rear with good open views, built-in double wardrobe, radiator.

BEDROOM 2**3.87m (12'9") x 2.64m (8'8")**

Double glazed window to the rear with a good open view, radiator, coved ceiling, access to the loft, storage cupboard.

BEDROOM 3**2.66m (8'9") x 2.27m (7'5")**

Double glazed window to the front, radiator, coved ceiling.

BATHROOM

Suite comprising a panelled bath with an independent electric shower above, vanity wash hand basin, low-level WC, part tiled walls, extractor fan, frosted double glazed window to the front, radiator.

OUTSIDE**REAR****10.7m (35') x 9.5m (31')**

Rear garden with an attractive distant outlook to established woodland and Caradon Hill, two patio areas, fencing, shed, established bushes and a red acer tree, side access to the front of the property.

GARAGE

Positioned in a nearby block.

