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Halford & Homes



AWAITING EPC

TOTAL APPROX. FLOOR AREA 1000 SQ.FT. (92.9 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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# 75 Moorland View, Derriford

Plymouth PL6 6AW

**£350,000**

## DESCRIPTION

HALFORD AND HOMES 01752 418104

We are delighted to present to the market this fantastic detached bungalow located in the popular residential district of Derriford. The property has been held under the same family ownership for decades, making this the first time the property has been on the market for years. The property is located on a nearly level plot and has been very well maintained throughout. We highly recommend an early viewing appointment to fully appreciate the size of property and standard.

The accommodation briefly comprises of entrance porch, entrance hallway providing access to all three (double) bedrooms and modern bathroom. Four stairs at the end of the entrance hallway lead to the rear of the bungalow, this includes a w/c (cloakroom), modern fitted kitchen with eye level oven and impressive open plan L shaped lounge/diner with access to the rear garden.

Externally the property has a detached garage, two block built storage sheds, one housing the oil tank and summer room attached to the rear of the property (with no direct access from the house).

The front driveway has parking for two cars and provides access to the detached garage, the front garden is laid to lawn, behind the garage is the side garden that can be accessed from the side door next to the cloakroom, this has two block built sheds and another lawn area. The rear garden is South Facing, laid to lawn with patio area, to the west side of the bungalow is a smaller side garden with timber shed. Other benefits to the property include oil fired central heating, double glazing, decent sized loft space and generous reception space overlooking the south facing rear garden.

This property is a fantastic opportunity for any client seeking a decent sized bungalow in a popular residential location with no onward chain.

We highly recommend an internal viewing, please call us on 01752 418104.

## ACCOMMODATION

### PORCH

### ENTRANCE HALLWAY

BEDROOM TWO 11' 11" x 9' 10" (3.63m x 2.99m)

BEDROOM THREE 9' 7" x 8' 6" (2.92m x 2.59m)

BEDROOM ONE 11' 11" x 8' 10" (3.63m x 2.69m)

BATHROOM 7' 8" x 4' 10" (2.34m x 1.47m)

W/C (CLOAKROOM)

SITTING ROOM/DINING ROOM (L-SHAPED ROOM) 24' 2" x 17' 11" (7.36m x 5.46m)  
(L-Shaped room)

KITCHEN 11' 9" x 8' 6" (3.58m x 2.59m)



## HALFORD & HOMES

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