



12 St. Marks Road

Derriford, Plymouth, PL6 8BS

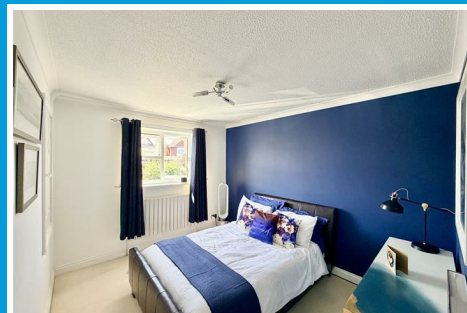
£450,000



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ST. MARKS ROAD, DERRIFORD, PLYMOUTH, PL6 8BS

SUMMARY

A most well-presented and comfortably appointed detached home which is understood to have been built by Taylor Wimpey Homes circa 1989 of cavity brick & block construction & it was insulated at the build stage. Upgraded & improved by the present owners, providing a well-presented & comfortably appointed family-style home.

The ground floor comprises a hall, downstairs cloakroom/wc, a generous sized lounge with media wall & tri-fold doors opening up to the rear garden. There is a good sized separate dining room & a spacious modern quality fitted integrated kitchen. The large integrated garage houses the Worcester gas fired boiler with plumbing for a washing machine & space for other white goods.

At 1st floor level, the landing gives access to the loft, which is floored & insulated, 4 bedrooms, the master bedroom including a well-appointed fitted en-suite shower room with under-floor heating & a well-appointed family bathroom/wc.

The property stands on a good sized plot having off-street parking on the private drive for 2+ vehicles with potential to create more parking if desired. The property has a mature & low-maintenance front garden & side access. To the rear, a delightful enclosed back garden, enjoying a good degree of privacy with places ideal for alfresco entertaining & following the sun throughout the day.

LOCATION

Found in this popular residential area of Derriford with a good variety of local services & amenities including

Derriford Hospital & business parks on the doorstep. The position is convenient for easy access into the city & close-by connections to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

16'6 max x 10'1 max (5.03m max x 3.07m max)

Staircase rises to the 1st floor.

DINING ROOM

15'4 x 9'3 max (4.67m x 2.82m max)

Box bay window to the front.

LOUNGE

14'10 x 11'9 max (4.52m x 3.58m max)

Tri-fold doors overlooking & opening into the rear garden. Media wall.

KITCHEN

10'5 x 9'6 (3.18m x 2.90m)

Window overlooking the rear garden. Quality modern fitted integrated kitchen. Integrated appliances including SMEG 5 ring variable size gas hob, BOSCH dishwasher, drinks fridge & 2 SMEG ovens.

CLOAKROOM

4'9 x 2'11 (1.45m x 0.89m)

White modern suite. Wc. Wash-hand basin.

INTEGRAL GARAGE

19'1 x 8'5 (5.82m x 2.57m)

Wall-mounted Worcester boiler servicing the domestic hot water & central heating.

FIRST FLOOR

LANDING

MASTER BEDROOM

11'3 x 9'3 (3.43m x 2.82m)

Built-in wardrobe. Cupboard storage. Door to:

EN-SUITE

7'9 x 6'4 (2.36m x 1.93m)

Quality modern white suite. Wc. Wall-hung basin with drawers under. Walk-in shower with over-head douche spray. Ceiling down lighters & extractor fan.

BEDROOM TWO

11'8 x 9'6 (3.56m x 2.90m)

Window to the front.

BEDROOM THREE

11'5 x 9'3 (3.48m x 2.82m)

Window to the front. Under-stairs storage cupboard.

BEDROOM FOUR

9'3 x 8' (2.82m x 2.44m)

Window overlooking the rear garden.

EXTERNALLY

A roughly square drive, some 22'8 approximately.

Off-street parking for 2+ vehicles. Gives access into garage. Landscaped mature front garden with a variety of ornamental specimen bushes, shrubs & plants. Gated access to the side of the garage leading through to the enclosed rear garden.

Here, a delightfully landscaped enclosed back garden with wide patio area ideal for alfresco entertaining. A lawned garden, incorporating lighting. Wide & well-stocked borders to the side & a further end located patio enjoying afternoon/evening sunshine. Fence to the boundaries. A useful garden shed (7' x 5'). 2 external double power points to front & rear.

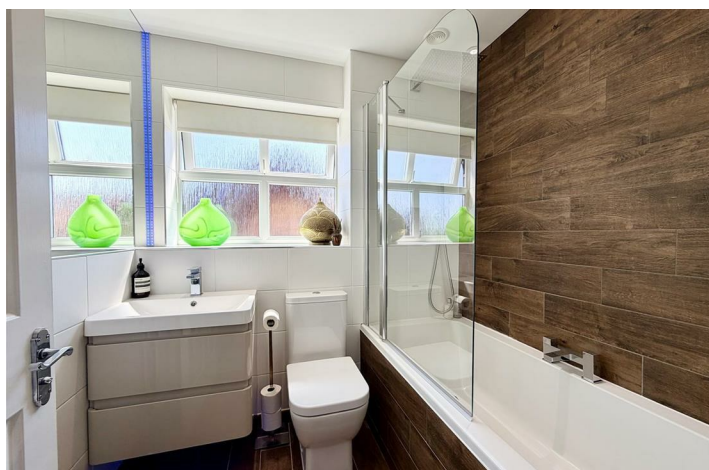
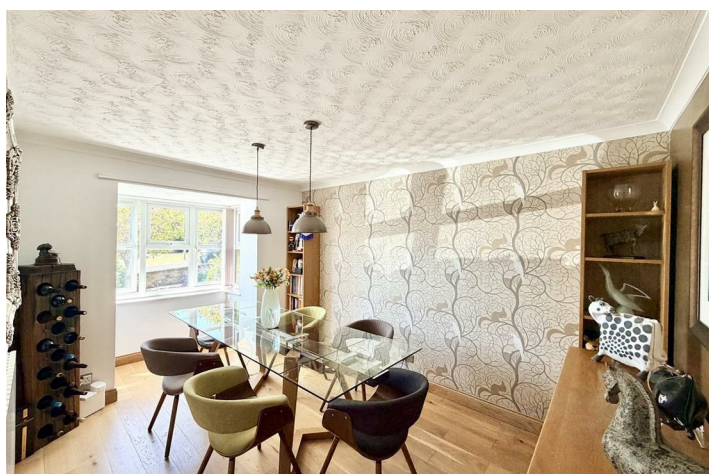
COUNCIL TAX

Plymouth City Council

Council Tax Band: D

SERVICES

The property is connected to all the mains services: gas, electricity, water & drainage.



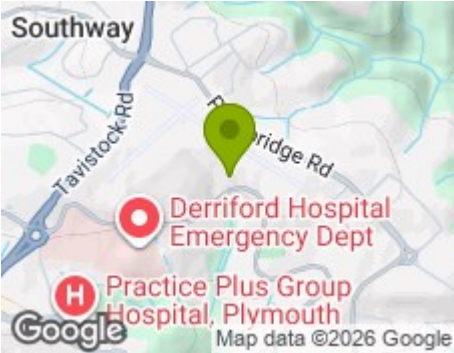
Road Map



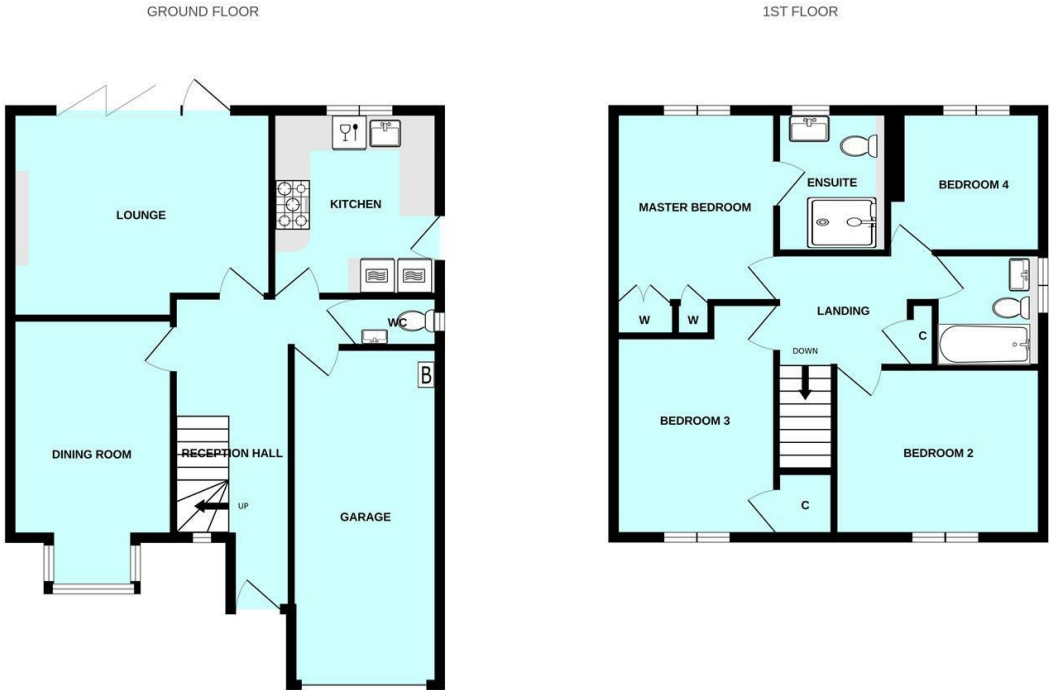
Hybrid Map



Terrain Map



Floor Plan

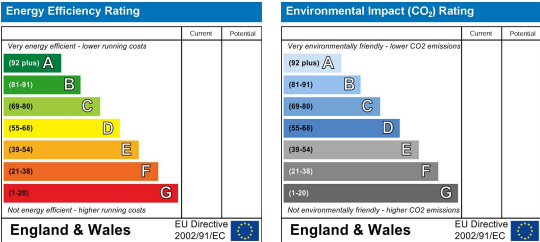


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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