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# 47 Upland Drive

## Derriford, Plymouth, PL6 6BE

**£310,000**

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A detached bungalow located on a popular residential road in Derriford in need of some modernisation, being sold vacant with no onward chain, probate granted. The accommodation comprises an entrance hall, lounge/diner, kitchen, 3 bedrooms, wc & bathroom. The property has the benefit of recently replaced radiators throughout the house. There is a driveway allowing off-road parking for 2 vehicles to the fore of the single garage. A lawned front garden & enclosed south-facing rear garden, which is terraced & has 2 garden sheds.







## UPLAND DRIVE, DERRIFORD, PLYMOUTH, PL6 6BE

### ACCOMMODATION
Entrance via a uPVC obscured double-glazed door which opens into the entrance hall.

### ENTRANCE HALL 7'2" x 3'10" (2.19m x 1.18m)
A couple of steps lead up to the entrance into the lounge. A door opens into the inner hallway.

### LOUNGE 15'8" x 11'5" (4.8m x 3.5m)
Feature fireplace with a tiled hearth, mantle & surround, inset gas fire. uPVC double-glazed window to the rear. The room opens into the dining area.

### DINING AREA 10'4" x 6'3" (3.15m x 1.93m)
uPVC double-glazed window to the side. Concertina door opens into the kitchen.

### KITCHEN 9'10" x 8'10" (3.02m x 2.71m)
Matching base & wall mounted units to include space for a cooker, washing machine & fridge. A roll edge laminate worktops have inset stainless steel sink unit with single drainer. Wall mounted Ideal boiler. Tiled splash-back. uPVC double-glazed window to the rear. Obscured uPVC double-glazed door opening to the side & rear garden.

### INNER HALLWAY
Doors leading to the bedrooms, bathroom & wc. Access hatch to roof void.

### BEDROOM ONE 14'4" x 9'6" (4.39m x 2.91m)
uPVC double-glazed window to the front. Fitted wardrobe with overhead storage unit.

### BEDROOM TWO 10'6" x 8'11" (3.22m x 2.73m)
uPVC double-glazed window to the front. Fitted wardrobe with overhead storage unit.

### BEDROOM THREE 8'11" x 7'6" (2.73m x 2.29m)
uPVC double-glazed window to the side.

### BATHROOM 5'4" x 4'11" (1.65m x 1.51m)
Matching suite of panelled path & pedestal wash hand basin. Part-tiled walls. Obscured uPVC double-glazed window to the side. Heated towel rail.

### WC 5'4" x 2'7" (1.65m x 0.79m)
Low level wc. Obscured uPVC double-glazed window to the side.

### OUTSIDE
The property is approached via a driveway allowing off-road parking for 2 vehicles to the fore of the single garage. The main front garden is laid to lawn. To the rear an enclosed south-facing garden which is laid out over a couple of terraces & a path leading up one side. A coal bunker. Terraces mainly laid to lawn, one has a patio inset, two sheds towards the rear boundary.

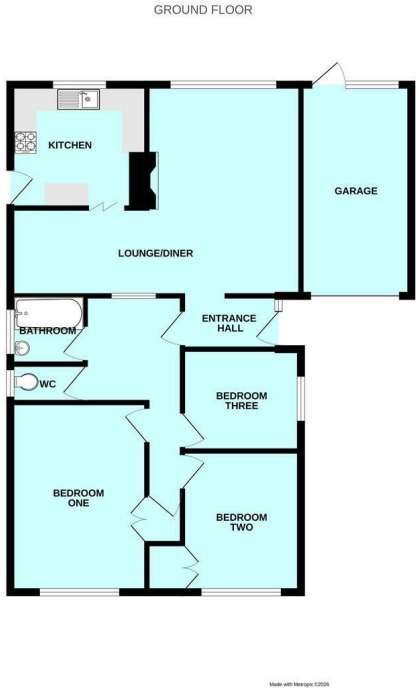
### COUNCIL TAX
Plymouth City Council
Council Tax Band: D

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

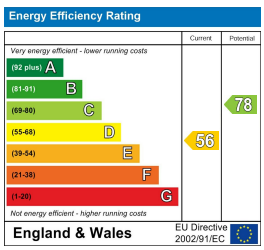
## Area Map

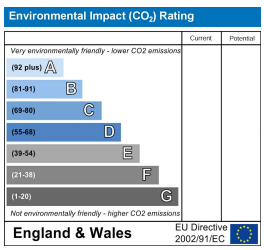



## Floor Plans




## Energy Efficiency Graph




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