



**Delgany Villas, Derriford, Plymouth PL6 8AG**

**£680,000 Freehold EPC:E**





## Delgany Villas

Derriford, Plymouth

Exquisite Victorian family home, with south facing gardens, a plethora of period features, three reception rooms & potential for further development. With four double bedrooms, two bathrooms, front and rear gardens, double garage, stable block with garden, kitchenette & utility room & ample off road parking. No onward chain.

Council Tax band: E

Tenure: Freehold

- Exquisite Victorian Villa Located on a Private Road
- Double Garage & Stable Block with Potential Development Opportunity STPP
- Plethora of Period Features Throughout
- Large Lounge & Dining Room
- Family Room & Study
- Large Kitchen/Breakfast Room, Kitchenette & Utility Room
- Off Road Parking for Two Vehicles
- Four Double Bedrooms & Two Bathrooms
- Private South Facing Gardens & Decked Rear Gardens
- No Onward Chain



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Derriford, Plymouth

You enter the property into a large veranda, which has triple aspect doors and windows to the front, side and rear elevation. There is ample space for a range of large furniture, with doors leading into the study, lounge and hallway, plus doors opening onto the front garden patio.

The hallway leads through to the lounge, formal dining room, cloakroom, kitchen/breakfast room, family room and study. There is a staircase leading up to the first floor accommodation plus a large under stair storage cupboard. The hallway has an array of period features, with a large window to the rear elevation on the half landing.

The lounge and formal dining room are superb open plan living rooms, with French doors which open out onto the front garden patio. The lounge has a bay window and beautiful open Minster fireplace with surround and an abundance of period features. The formal dining room has windows and doors to the front garden patio, a matching open Minster fireplace with surround and an abundance of period features. There is ample space for a large dining room table and chairs.

The main the rooms are perfect for entertaining with friends and family.



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The kitchen/breakfast room has a range of matching wall and base mounted units, complete with a work surfaces over and a door leading through to the kitchenette and utility room. There is a large window to the rear elevation, with a one and a half ceramic kitchen sink with a mixer tap over, an integral dishwasher, fridge, freezer and microwave. The kitchen has tiled splash backs, with a large Aga and spotlights to finish.

The kitchenette gives access to the rear gardens and the utility room, and has a range of wall and base mounted units, with matching tiled splash backs. There is an integral double electric fan assisted oven, a four ring ceramic electric hob with extraction hood over and a stainless steel sink drainer unit.

The utility room has a window to the side elevation and has plumbing and space for a washing machine and tumble dryer. The cloakroom has a window to the side elevation with a hand wash basin, ample storage space for shoes and coats plus the large Combi Boiler. There is a door leading into the w/c.

The family room is an addition to the original property and has beautiful carved beams and triple windows to the front, side and rear elevation filling the room with natural light. The family room is a fantastic size, with a large feature fireplace to finish. The study has French doors which open into the veranda and a feature fireplace to finish.



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Upstairs, the landing leads through to the four double bedrooms and two bathrooms, plus a hatch giving access into the large loft space. Each room has a hand wash basin and feature fireplace.

The two main bedrooms are at the front of the property and have large sash windows overlooking the front gardens and local area. Both these rooms are a superb size.

Bedroom three has a window to the side elevation and bedroom four a window to the rear elevation. The main bathroom has a walk in shower, with a free standing bath, a low level w/c and a hand wash basin. There is a sash window to the side elevation and a heated towel rail to finish. The second bathroom has a bath with a shower attachment, a low level w/c, a hand wash basin and a built in storage cupboard. There is a window to the rear elevation.





## Outside

Externally, the front garden is mainly laid to lawn and is south facing. The front garden is private and enclosed, with a flagstone patio which is accessed via the lounge, formal dining room and veranda. The rear gardens are decked, with two large outside storage cupboards and a gate leading out to the stable, double garage and off road parking spaces. There is a hot tub on the deck which is included in the sale.

The double garage and stable block has water, power and lighting, plus the addition of a separate garden. The double garage is alarmed with an up and over door, with a window to the rear elevation. The stable block has two large rooms, with a hatch up to the loft space. The loft space has a door for access. This could be developed to create an additional dwelling or accommodation for a relative or as investment potential, subject to planning permission. The garden is low maintenance and is enclosed.



## Tenure & Services

Tenure - Freehold

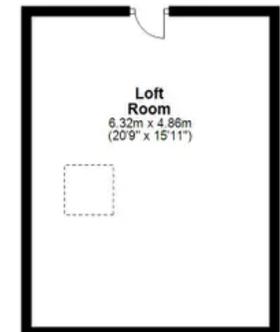
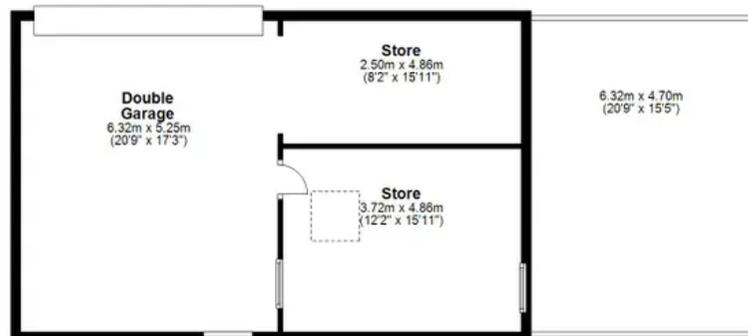
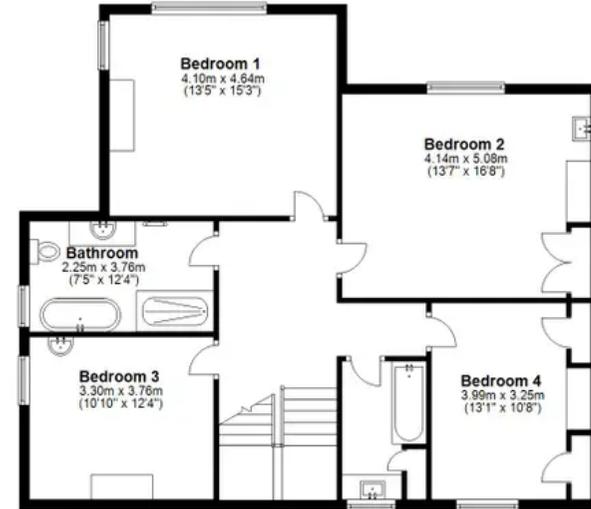
EPC - E

Council Tax Band - E

**Ground Floor**  
Approx. 236.1 sq. metres (2541.1 sq. feet)



**First Floor**  
Approx. 128.3 sq. metres (1381.1 sq. feet)



Total area: approx. 364.4 sq. metres (3922.2 sq. feet)  
**Delganey Villas, Derriford, Plymouth**



## Atwell Martin

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