



16 MOORLAND VIEW, DERRIFORD, PLYMOUTH, PL6 6AL

Guide Price £450,000

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DERRIFORD

Is well placed for all local amenities and is approximately four miles north of Plymouth city centre. Derriford is an established residential area offering a variety of local services, amenities and restaurants lying within close proximity of Derriford Hospital, Derriford Business Park and The University of St Mark and St John. Boasting convenient access to major routes in all directions including the centre and north towards Dartmoor and Tavistock providing a variety of recreational activities.

PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

A beautifully presented and extended four bedroom semi-detached property standing on a level corner plot and enjoying far reaching views within this highly regarded residential location offering easy access to a host of local amenities. The living accommodation which is beautifully presented throughout in tasteful neutral colours is arranged over two levels and comprises; entrance hall/snug with cloakroom, lounge/dining room, a spacious modern fitted kitchen/breakfast room on the ground floor. On the first floor a landing leads to a modern family bathroom, four good size bedrooms, bedroom one with the benefit of an en-suite shower room.

Externally to the front there is a driveway providing parking for up to five cars leading to an integral garage and at the rear there is a level garden with covered storage area. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this outstanding family home.

The living accommodation

Approached through PVCu double glazed front door to.

HALLWAY/SNUG

Wood burning stove on a slate hearth with wooden mantel over, walk-in storage cupboard, door to.

CLOAKROOM

Comprising low level w.c, wash hand basin, PVCu double glazed frosted window to front.

LOUNGE

Wood burning effect fireplace (not in use) on a slate hearth with wooden mantel over, PVCu double glazed window to front, door to.

DINING ROOM

PVCu double glazed French doors to rear garden, radiator, two Velux windows, access to.



KITCHEN/BREAKFAST ROOM

Solid oak work surfaces incorporating a one and a half bowl sink unit with mixer tap, cream gloss cupboards and drawers under and matching wall units, built in electric oven and four ring hob with extractor hood over, built in microwave, built in dishwasher, breakfast bar with solid oak worktops with cream gloss cupboards under, space for fridge/freezer, radiator, PVCu double glazed French doors to rear garden, PVCu double glazed windows to rear, two PVCu double glazed Velux windows, door to garage.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft via pull down ladder.

BEDROOM ONE

Dual aspect PVCu double glazed windows to front and side enjoying far reaching views, built in wardrobes, radiator, door to.

EN SUITE SHOWER ROOM

Tiled shower cubicle with inset rain head shower, wash hand basin with storage under, low level w.c, radiator, PVCu double glazed frosted window to rear.

BEDROOM TWO

PVCu double glazed window to front, radiator.

BEDROOM THREE

PVCu double glazed window to front, radiator.

BEDROOM FOUR

PVCu double glazed window to rear, radiator.

BATHROOM

Matching suite comprising panelled bath with mixer tap, low level w.c, pedestal wash hand basin, tiled shower cubicle with inset rain head shower, PVCu double glazed frosted window to rear.

EXTERNALLY

FRONT - Driveway providing parking for up to five cars leading to the integral garage, there is access to the side of the property which leads to.

REAR - A level garden with a patio area leading to a lawned garden, enclosed by fence boundaries and access to covered storage area enclosed by wall boundaries.

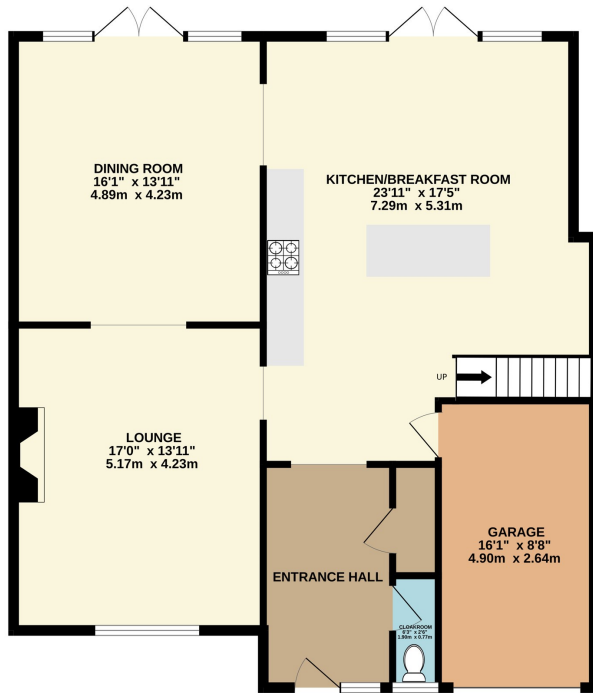
GARAGE

Metal up and over door with power and light connected.

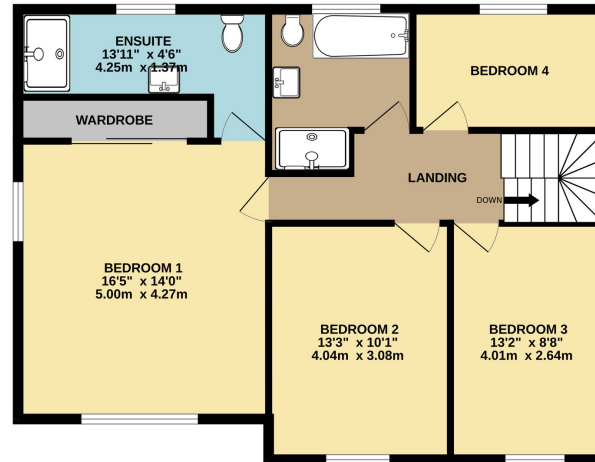




GROUND FLOOR
1105 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA: 1893 sq.ft. (175.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with LAWSON.

OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2023/2024 is £2111.56 (by Internet enquiry with West Devon Borough Council. These details are subject to change.

STRICTLY BY APPOINTMENT ONLY

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2022

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