

Guide Price £350,000



49 RADAR ROAD, DERRIFORD, PLYMOUTH, PL6 8DU

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

A spacious four/five bedroom end terraced property built by the award winning builder Cavanna Homes in 2016 situated in this highly regarded north Plymouth development offering easy access to Derriford Hospital, Marjon University and Derriford Business Park. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over three levels and comprises; entrance hall, study, cloakroom and a large kitchen/diner finished in cream gloss units with underlighting and built in electric oven, four ring gas hob and fridge/freezer. On the first floor the landing leads to the lounge, two bedrooms and a family bathroom. Finally on the top floor there is a further bedroom and master bedroom suite with built in dressing area and an en suite shower room.

Externally, to the front there is a lawned garden and at the rear a patio area leads to a level lawned garden enclosed by fence boundaries. To the side of the property you will find a garage with a metal up and over door with rechargeable lights and a driveway immediately to the front. The property also benefits from PVCu double glazing, gas central heating, solar panels and the remainder of the NHBC certificate. An internal viewing is highly recommended to truly appreciate this wonderful family home.

OUTGOINGS PLYMOUTH

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 Plymouth City Council). These details are subject to change.

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.



ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

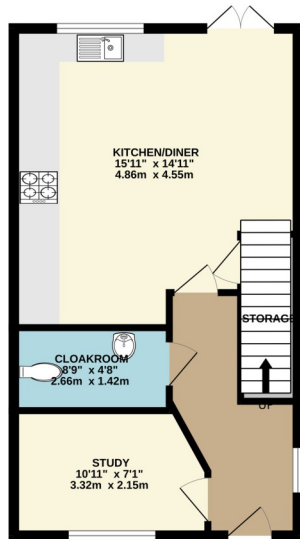
We understand the property is in band ' D ' for council tax purposes and the amount payable for the year 2024/2025 is £2,214.87 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

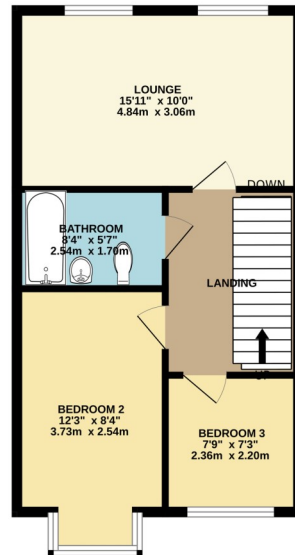
These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2024.

Lawson themselves on behalf of the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



2ND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1363 sq.ft. (126.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	84	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

