

**Price £250,000**

**LAWSON**  
Estate Agency...Only Better



**80 BLUEBELL STREET, DERRIFORD, PLYMOUTH, PL6 8EQ**

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

Built in 2018, this semi-detached house with a double drive, is located within this popular development, well sought by the property seeking members of the transient "Derriford Hospital Community". The Hospital, far and away the city's largest employer today, is located within half a mile from this development delivers a great many buyers/tenants for homes in the area. The property suits the "family market", first-time buyers and "buy-to-let purchasers" (given the ready demand from tenants looking to reside here too).

The accommodation briefly comprises of: Entrance Hall, W.C. Living Room, Kitchen/diner, Master Bedroom, En-Suite Shower Room, Two Further Bedrooms, Family Bathroom. The fitted kitchen incorporates a fitted oven & hob, whilst the house boasts GCH and PVCu double glazing. The house is in reasonable decorative order, stands on a plot that includes the aforementioned double drive, a small frontage and a tiered rear garden with a deck and pergola. There will be no onward chain.

### OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2024/2025 is £1,968.77 (by internet enquiry with Plymouth City Council). These details are subject to change. There is an estate charge of approximately £180 per annum.

### DERRIFORD

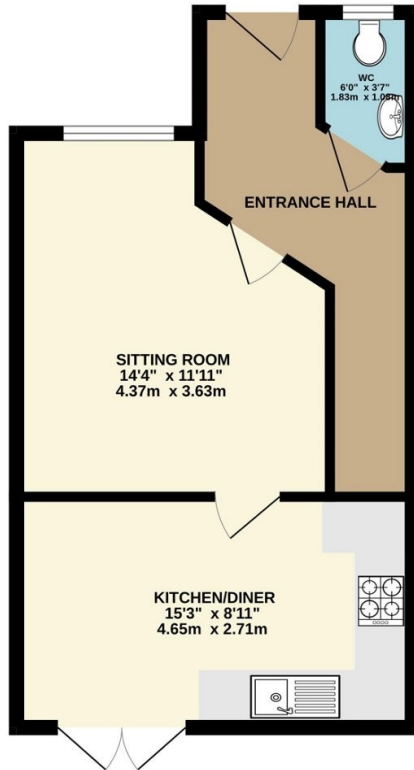
Is well placed for all local amenities and is approximately four miles north of Plymouth city centre. Derriford is an established residential area offering a variety of local services, amenities and restaurants lying within close proximity of Derriford Hospital, Derriford Business Park and The University 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

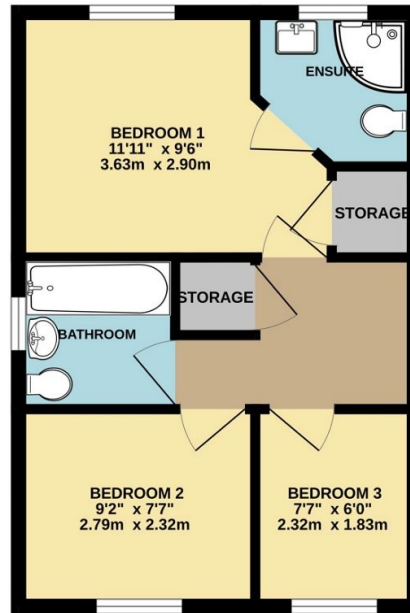
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational 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.



GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 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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## 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

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## 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.

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