

Guide Price £375,000



31 ROBOROUGH AVENUE, DERRIFORD, PLYMOUTH, PL6 6AQ

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A four bedroom detached property situated in a quiet, popular cul-de-sac, offering easy access to a host of local amenities including Derriford hospital and business park. The living accommodation which requires updating is arranged over two levels and comprises, entrance porch, entrance hall, lounge/diner, fitted kitchen, conservatory and cloakroom on the ground floor. On the first floor there are four good sized bedrooms and a family bathroom.

Externally, there are front and rear gardens, a garage and driveway providing parking for one car.

The property also benefits from PVCu double glazing, gas central heating and is being offered to the market with no onward chain.

LIVING ACCOMMODATION

Approach through PVCu double glazed door to:

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Stairs to first floor, alarm control panel, doors to all ground floor accommodation.

LOUNGE/DINER

PVCu double glazed window to the front, fire place with tiled surround, mantle and hearth, two radiators, door to kitchen, PVCu double glazed door to conservatory.

CONSERVATORY

PVCu double glazed conservatory with French doors leading to the rear garden.

KITCHEN

Roll edge work surfaces with cupboard and drawers under and matching wall units, single drainer stainless steel sink unit with mixer tap, built in electric oven and four ring hob with extractor hood over, plumbing for washing machine, tiled splash backs, PVCu double glazed window overlooking the rear garden, PVCu double glazed door to side.

CLOAKROOM

Comprising, a low level WC, wash hand basin, heated towel rail, PVCu double glazed window to the side.

FIRST FLOOR LANDING

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

BEDROOM ONE

PVCu double glazed window to the front, radiator.

BEDROOM TWO

PVCu double glazed window to the rear, radiator.

BEDROOM THREE

PVCu double glazed window to the front, radiator.

BEDROOM FOUR

PVCu double glazed window to the rear, radiator.

FAMILY BATHROOM

Matching suite comprising, panelled bath with Mira electric shower over, low level WC, pedestal wash hand basin, heated towel rail, fully tiled walls, PVCu double glazed window to the front.

EXTERNAL

To the front of the property, there is a driveway providing parking for one car which leads to a garage with adjacent lawned garden. The rear of the property is predominately laid to lawn incorporating a host of established plants, trees and shrubs with a summer house to remain and enclosed by fence boundaries offering a good degree of privacy.

GARAGE

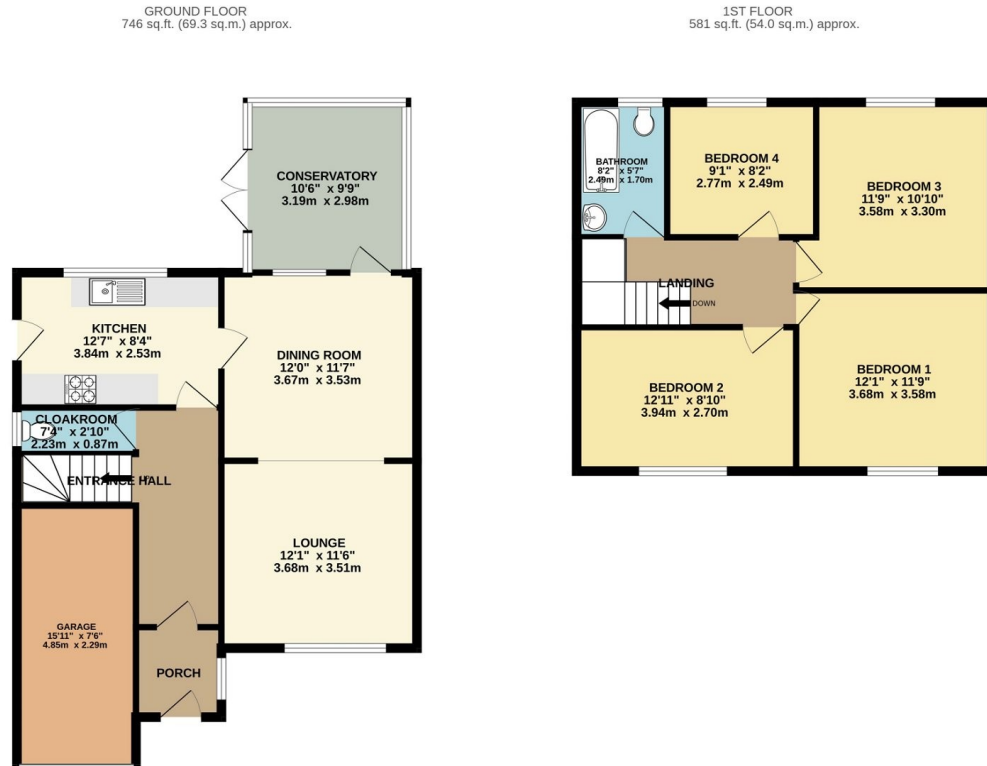
Metal up and over door, power and light connected.



DERRIFORD

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.

FLOOR PLAN



TOTAL FLOOR AREA: 1328 sq.ft. (123.3 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

OUTGOINGS

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2023/2024 is £2,707.06 (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 2023.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

