

**Price £325,000**



**12 MOORLAND VIEW, DERRIFORD, PLYMOUTH PL6 6AL**

An extended three bedroom semi detached property which has been the subject of recent internal modernisation, to include the installation of a new kitchen, utility and bathroom, a partial re wire and redecoration and flooring throughout in tasteful neutral colours. The living accommodation which is exceptionally well presented throughout is arranged over two levels and comprises, an entrance hall, lounge, dining room, fitted kitchen and utility on the ground floor. On the first floor, the landing leads to three double bedrooms, two of which have built in wardrobes and a modern family bathroom with separate shower cubicle.

Externally, to the front of the property there is a driveway providing parking 2/3 cars leading to a garage. At the rear of the property there is low maintenance garden.

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

An internal viewing is highly recommended to truly appreciate this wonderful family home.

### **LIVING ACCOMMODATION**

Covered entrance porch leads to PVCu double glazed front door to:

#### **ENTRANCE HALL**

Stairs to first floor and doors to all ground floor accommodation

#### **LOUNGE**

PVCu double glazed window to the front, living flame effect electric fire with tiled surround, hearth and wooden mantel over.

#### **DINING ROOM**

PVCu double glazed window to the rear, radiator.

#### **UTILITY**

Roll edge worksurfaces, plumbing for washing machine, PVCu double glazed window to the side, access to:

#### **KITCHEN**

Recently fitted kitchen with roll edge work surfaces with cupboards and drawers under and matching wall units, single drainer stainless steel drain unit with mixer tap, built in electric oven and four ring hob with extractor hood over, tiled splash backs, PVCu double glazed window overlooking the rear garden, PVCu double glazed door to the side.

#### **FIRST FLOOR LANDING**

Doors to all first floor accommodation, access to loft with a pull down ladder, access to shower cubicle with inset electric shower

#### **BEDROOM ONE**

PVCu double glazed window to rear and radiator.

#### **BEDROOM TWO**

PVCu double glazed window to front, built in wardrobes with sliding red doors and radiator.

#### **BEDROOM THREE**

PVCu double glazed window to front, built in wardrobes with sliding red doors and radiator.

#### **BATHROOM**

Recently fitted comprising, panel enclosed bath, pedestal wash hand basin, built in cupboard housing the gas boiler which serves domestic hot water and central heating system, heated towel rail, PVCu double glazed frosted window to the rear and side.



### SEPARATE WC

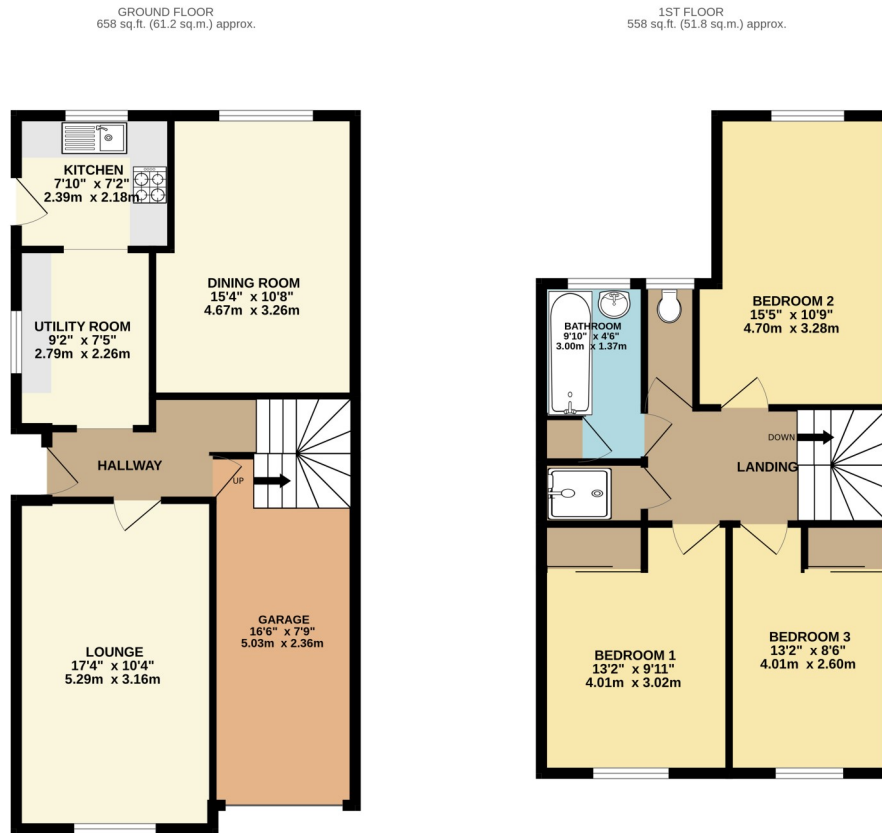
Low level WC, PVCu double glazed window to the rear.

### EXTERNALLY

To the front of the property, there is a driveway providing parking for approximately 2/3 cars leads to the garage with an adjacent garden. There is access to the side of the property which leads to the rear, where there is a low maintenance garden comprising gravelled, decked and paved areas and is enclosed by fence / walled boundaries.

### GARAGE

Metal up and over door, power and light connected.



TOTAL FLOOR AREA: 1216 sq.ft. (113.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 ' D ' for council tax purposes and the amount payable for the year 2024/2025 is £2214.87 (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 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

