

Guide Price £310,000



28 PIPER STREET, DERRIFORD, PLYMOUTH, PL6 8DS

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

A well-presented, three double bedroom, semi-detached townhouse built by the award winning builder Cavanna Homes in 2014 situated in an attractive position overlooking a green within this highly regarded development offering easy access to Derriford Hospital and Marjon University. The spacious living accommodation which is well presented throughout in tasteful neutral colours is arranged over three levels comprising; entrance hall, cloakroom, an open plan kitchen/diner finished in grey high gloss units with integrated appliances on the ground floor.

On the first floor you will find the lounge and master bedroom, which has the benefit of an en-suite shower room. On the top floor there is a family bathroom and two further bedrooms, one of which has built in wardrobes.

Externally, there is a level well maintained enclosed garden at the rear with a gate which gives access to the garage and an allocated parking space for one vehicle. The property also has the benefit of PVCu double glazing, gas central heating and solar panels. An internal viewing is highly recommended to truly appreciate this family home.

LIVING ACCOMMODATION

Approached through part glazed front door to:

ENTRANCE HALL

Stairs to first floor, radiator and door to:

KITCHEN/DINER

Roll edge worksurfaces with grey gloss cupboards and drawers under and matching wall units, single drainer with mixer tap, built in electric oven and four ring gas hob with extractor hood over, plumbing for washing machine and dishwasher, two radiators, cupboard housing the gas boiler which serves domestic hot water and central heating, PVCu double glazed French doors to the rear garden, door to:

CLOAKROOM

Low level WC incorporating a wash hand basin and mixer tap, extractor fan.

FIRST FLOOR LANDING

Stairs to second floor, door to:

LOUNGE

PVCu double glazed bay window to the front, radiator.

BEDROOM ONE

Two PVCu double glazed windows to the rear, door to:

EN SUITE SHOWER ROOM

Tiled shower cubicle with inset shower, low level WC, pedestal wash hand basin, heated towel rail, shaver socket and extractor fan.

SECOND FLOOR LANDING

Doors to all second floor accommodation, access to loft and door to:

BEDROOM TWO

PVCu double glazed window to the front, built in wardrobes, built in storage cupboard housing the hot water cylinder and radiator

BEDROOM THREE

PVCu double glazed window to the rear, radiator



BATHROOM

Matching suite comprising, panel enclosed bath with shower attachment and mixer tap, low level WC, pedestal wash hand basin, heated towel rail, extractor fan and radiator.

EXTERNAL

To the rear of the property, there is a paved area leading to a level lawned garden with a range of established plants and shrubs, enclosed by wall and fence boundaries and a gate then gives access to the rear, where you will find parking for one car and a garage.

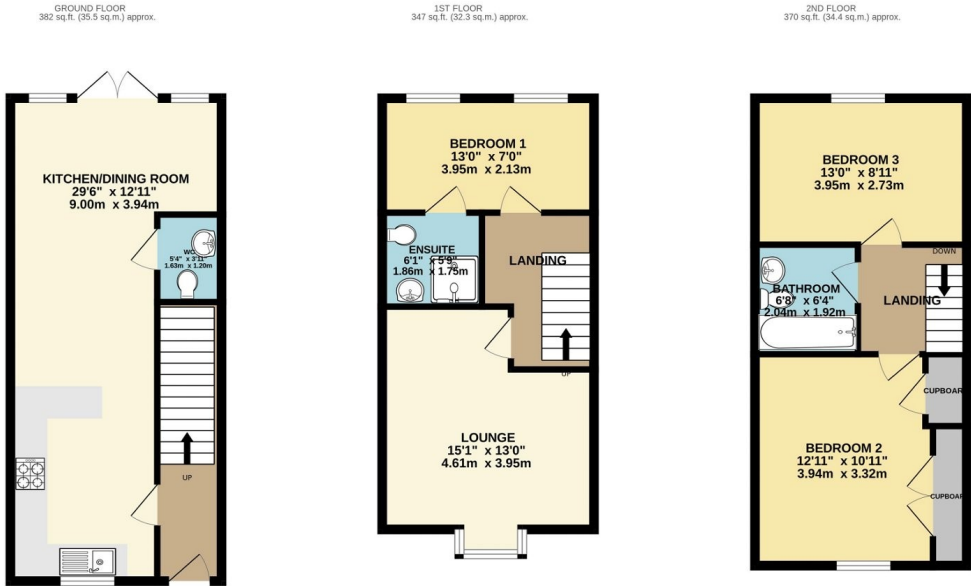
GARAGE

Metal up and over door. The internal measurements of the garage are 17 ft 8" X 9ft".

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 Deriford 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: 1099 sq.ft. (102.1 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.
Made with Metropix C52024

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.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connections are FTTP, FTTC and ADSL.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2,07.04(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.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for 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.

