

Offers Over £220,000



95 BLUEBELL STREET, DERRIFORD, PLYMOUTH PL6 8EQ

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

A two bedroom mid terraced property built by Persimmon Homes in 2018 situated in this highly regarded north Plymouth development offering easy access to local amenities including Derriford Hospital, business park and Marjon University and enjoying an attractive aspect from the rear. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises; entrance hall, lounge, modern fitted kitchen/diner and a cloakroom on the ground floor. On the first floor the landing leads to a modern family bathroom and two double bedrooms. Externally to the rear there is a low maintenance south facing garden and one allocated parking space immediately to the front. The property also benefits from PVCu double glazing and gas central heating and the remainder of the NHBC Certificate. An internal viewing is highly recommended to truly appreciate this delightful home.

Approached through part glazed wooden front door to.

ENTRANCE HALL

Stairs to first floor, door to.

LOUNGE

PVCu double glazed window to front, radiator, understairs storage cupboard, door to.

KITCHEN

Roll edged work surfaces with cupboards and drawers under and matching wall units, single drainer stainless steel sink unit with mixer tap, built in electric oven with four ring gas hob and extractor hood over, plumbing for washing machine, cupboard housing gas boiler with serves domestic hot water and central heating system, PVCu D/G window to rear, PVCu D/G French doors to rear garden.

CLOAKROOM

Comprising low level w.c, wash hand basin, radiator, PVCu double glazed frosted window to front.

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft.

BEDROOM ONE

PVCu double glazed window to rear enjoying attractive views, radiator.

BEDROOM TWO

PVCu double glazed window to front, radiator.

BATHROOM

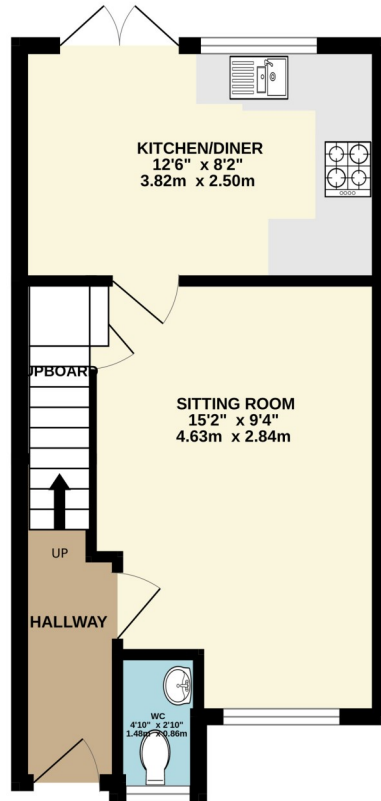
Matching suite comprising panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, extractor fan, radiator.

EXTERNALLY

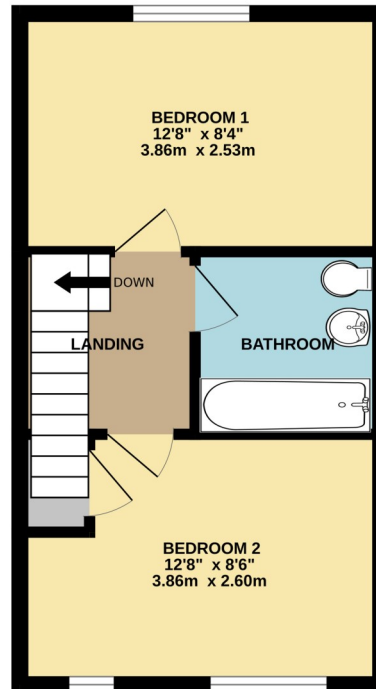
Rear - Patio area leads to a low maintenance south facing gravelled garden with outside water tap enclosed by fence boundaries. One allocated parking space to the front of the property.



GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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 Metroplan ©2025

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 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1808.67 (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

