

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



**8 Beatty Close, Derriford, Plymouth, Devon, PL6 6LJ**

**£389,000**

OFFICE ADDRESS: Woolwell Crescent, Plymouth, Devon, PL6 7RB TEL: 01752 791333

**OPEN 7 DAYS A WEEK**



## **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.

## **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.

## **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.

## **DESCRIPTION**

A spacious four-bedroom, detached property situated in one of North Plymouth's most sought after residential cul de sac, standing on a well maintained south westerly facing plot and being offered to the market with no onward chain. The well presented living accommodation which is arranged over two levels, comprises; entrance porch, entrance hall, lounge, dining room, conservatory, fitted kitchen/breakfast room, cloakroom and utility room on the ground floor.

On the first floor there are four bedrooms, the current vendors have created an archway from bedroom one leading to bedroom four which now acts as a dressing room however this can easily be made back to a fourth bedroom by simply reinstating the partition wall. Bedroom one also has the benefit of an en suite bathroom whilst the remaining bedrooms all have built in wardrobes or cupboard space. The first floor also has the benefit of a shower room.

Externally, to the front there is a driveway providing parking for approximately two cars leading to the garage with adjacent lawned garden and at the rear there is a patio area leading to a predominately lawned, south westerly facing garden. The property also has the benefit of PVCu double glazing, gas central heating and is being sold with no onward chain.

Approached through PVCu double glazed sliding patio door to.

## **ENTRANCE PORCH**

Quarry tiled floor, door to.

## **ENTRANCE HALL**

Stairs to first floor, radiator, built in storage cupboard, door to.







### **LOUNGE**

PVCu double glazed bay window to front, electric fire with stone surround, hearth and wooden mantel over, two radiators, TV point, double doors to .

### **DINING ROOM**

Radiator, double glazed sliding door to.

### **CONSERVATORY**

Double glazed conservatory with sliding door leading to the rear garden.

### **KITCHEN/BREAKFAST ROOM**

Roll edged work surfaces with cupboards and drawers under, matching wall units with under lighting, single drainer and one and a half bowl stainless steel sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, tiled splashbacks, radiator, PVCu double glazed window to rear, door to.

### **UTILITY ROOM**

Roll edged work surfaces incorporating a single drainer stainless steel sink unit with cupboards under, plumbing for washing machine, wall mounted gas boiler which serves domestic hot water and central heating system, PVCu double glazed window to rear, PVCu double glazed door to side, door to garage.

### **CLOAKROOM**

Comprising a low-level w.c, wash hand basin with cupboards under, radiator, PVCu double glazed window to front.

### **FIRST FLOOR LANDING**

Doors to all first floor accommodation, access to loft, built in storage cupboard.

### **BEDROOM ONE**

PVCu double glazed window to front, radiator, archway leading to dressing room (previously bedroom four) door to.

### **EN SUITE**

Comprising panelled bath, low level w.c, wash hand basin with cupboards under, shaver socket and light, half tiled walls, radiator, PVCu frosted window to side.







### **BEDROOM TWO**

PVCu double glazed window to front, built in wardrobes with sliding mirrored door, radiator.

### **BEDROOM THREE**

PVCu double glazed window to front, built in storage cupboard, radiator.

### **BEDROOM FOUR/DRESSING ROOM**

PVCu double glazed window to rear, built in wardrobes with sliding mirrored door, radiator.

### **SHOWER ROOM**

Matching suite comprising; tiled shower cubicle with inset Mira electric shower, low level w.c, pedestal wash hand basin, half tiled walls, heated towel rail, extractor fan, two PVCu double glazed windows to rear.

### **EXTERNALLY**

#### **FRONT**

Driveway providing parking for approximately two cars leads to the garage with adjacent lawned garden, there is access either side of the property which leads to.

#### **REAR**

A patio area leading to a predominately lawned garden incorporating a range of established plants, trees and shrubs, enclosed by fenced boundaries.

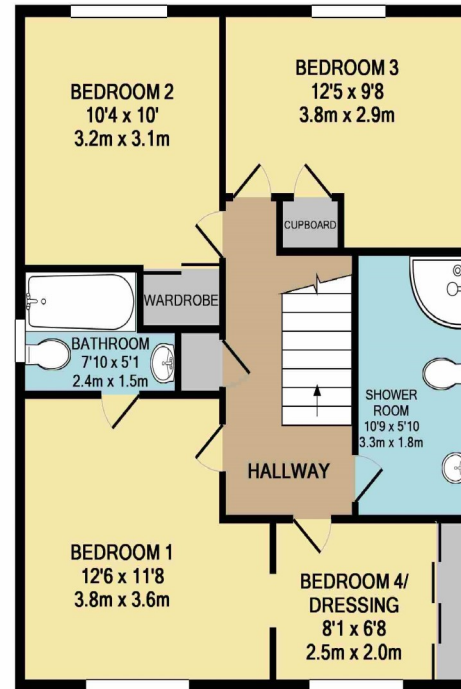
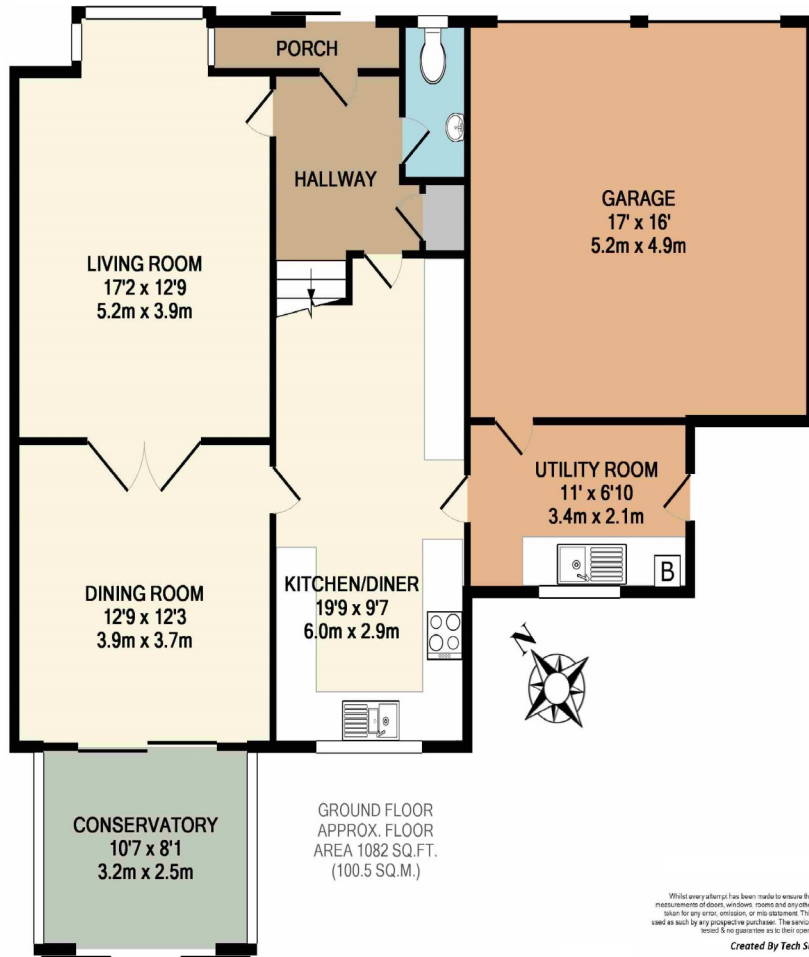
#### **GARAGE**

Two metal up and over doors, power and light connected, overhead storage.



## PL6, BEATTY PL, DERRIFORD

TOTAL APPROX. FLOOR AREA 1688 SQ.FT. (156.8 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This is for illustrative purposes only & should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested & no guarantee as to their reliability or efficiency can be given.

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### SERVICES

Mains water, gas, electricity and mains drainage.

### VIEWING

By appointment with LAWSON.

### OUTGOINGS

We understand the property is in band ' F ' for council tax purposes and the amount payable for the year 2019/2020 is £2618.98 (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 2019 **P7324**

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.

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



