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£220,000 FREEHOLD

2 double bedrooms, end terraced, allocated parking, double glazing, gas central heating

BLUEBELL STREET, DERRIFORD, PLYMOUTH

EPC = B



PROPERTY DETAILS

A FIRST TIME buyers dream home in DERRIFORD with PARKING! You will find this STUNNING 2 DOUBLE bedroom end terraced property in the SOUGHT AFTER development of Palmerston Heights. Presented to the market in SHOW HOME condition, comprising of entrance hallway, ground floor cloakroom, lounge, MODERN high gloss kitchen/dining room with French doors overlooking the rear SOUTH-FACING garden and VIEWS beyond, 2 DOUBLE bedrooms, a modern fitted bathroom and an allocated PARKING space, belonging to the property.

**Service/maintenance charges - £180.00 per annum
Council tax band – B**

Composite double glazed front door leading to;

ENTRANCE HALLWAY

Radiator, marble effect flooring, doors lead off the entrance hall providing access to all ground floor rooms.

CLOAKROOM

4'8 x 2'9 (1.47m x 0.89m)

Housing the fuse box. White suite comprising low level WC, wash hand basin, wood effect flooring, radiator, UPVC obscure window to front elevation.

LOUNGE

15'2 into window recess x 9'5 (4.63m x 2.87m)

UPVC double glazed window to front elevation, radiator, fitted electric fire, large storage cupboard. Door to;

KITCHEN/DINING ROOM

12'11 x 8'1 (3.93m x 2.47m)

The kitchen comprises of white high gloss base and eye level units, wood effect worktops, fitted oven with induction hob and extractor over, stainless steel splashback, single bowl, single drainer stainless steel sink and tap, space for a washing machine, space for a fridge freezer, space for a dishwasher, ceiling spotlights, UPVC double glazed window to rear elevation. The dining area comprising of UPVC double glazed patio doors to the rear elevation and radiator.

FIRST FLOOR

LANDING

Access to loft space.

BEDROOM ONE

12'11 x 8'3 (3.93m x 2.52m)

UPVC double glazed window to rear elevation enjoying views towards Eggbuckland and beyond, radiator.

BATHROOM

6'7 x 5'6 (2m x 1.67m)

White suite comprising of panelled bath with fully tiled surround, glass screen and shower over, pedestal wash hand basin with tiled surround, low level WC, stainless steel radiator, wood effect flooring, UPVC obscure double glazed window to side elevation.

BEDROOM TWO

12'11 x 8'6 (3.93m x 2.58m)

Radiator, fitted wardrobe, airing cupboard, 2 UPVC double glazed windows to front elevation.

OUTSIDE

To the front of the property there is a small pathway leading to the front door with waist height hedgerow, encasing the front garden. Side access pathway leading to gate giving access to the rear garden. To the rear of the property is a metal staircase leading off the French doors, giving access to the main rear garden. The garden is fully enclosed with shiplap fencing to all sides and benefits from a decked area to one corner. The remainder of the garden is laid to astroturf grass with bordering slate shingle. Useful outside tap.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

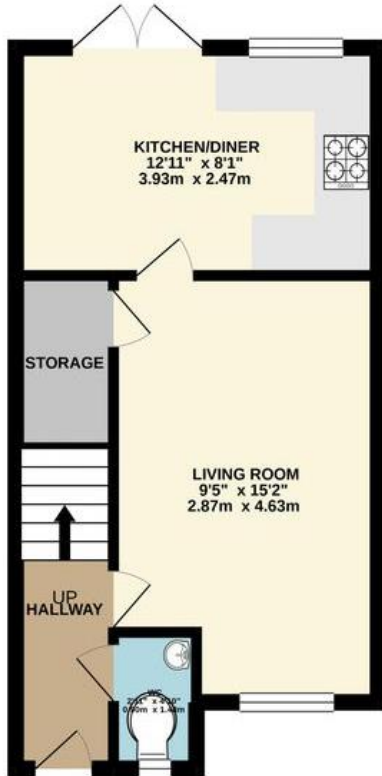
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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