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### **£300,000 LEASEHOLD**

**5 bedrooms (bedroom 3 with en-suite), modern fitted kitchen/dining room, westerly facing level rear garden, single garage with additional parking space**

**PINTAIL WAY, PALMERSTON HEIGHTS, DERRIFORD, PLYMOUTH**



## PROPERTY DETAILS

**This spacious and modern 5 bedroomed townhouse is situated within a highly sought-after residential area in Derriford. Situated within close proximity of schools, local amenities, Derriford Hospital, Forder Valley Nature Reserve and just a short drive to Dartmoor National Park. Arranged over three floors, providing plenty of space and storage for a growing family or even first-time buyers. Other benefits include a single garage with a parking space in front, a westerly facing level rear garden, UPVC double glazing and gas central heating.**

**The ground floor accommodation comprises of entrance hall, lounge with double glazed French doors, modern fitted kitchen/dining room and a cloakroom. On the first floor there are two double bedrooms and a large shower room. There are 3 further bedrooms on the second floor (bedroom three with en-suite shower room) and an additional family bathroom.**

**Lease information – 993 years remaining  
Service/maintenance charges - £180.00 per annum  
Council tax band – D  
EPC - B**

Wooden front door with double glazed opaque panel to;

### **ENTRANCE HALL**

Stairs to first floor with wooden balustrading, large built-in storage cupboard under, panelled radiator, wood effect laminate flooring, doors lead off the entrance hall providing access to all ground floor rooms.

### **LOUNGE**

**16'1 x 10'1 (4.91m x 3.08m)**

Wood effect laminate flooring, radiator, UPVC double glazed window to front elevation, UPVC double glazed French doors providing access to the rear garden.

### **KITCHEN/DINING ROOM**

**16'7 x 8'10 (5.07m x 2.70m)**

Well fitted modern shaker style kitchen with grey base and eye level cupboards, solid wood worktops, inset single bowl single drainer stainless steel sink unit, integrated dishwasher and adjacent space with plumbing for a washing machine, built-in double oven and 4 burner gas hob with stainless steel splashback and extractor canopy over, integrated fridge freezer, cupboard housing a wall mounted boiler providing hot water and central heating, wood effect laminate flooring, UPVC double glazed window to rear elevation. The kitchen has been re-fitted in recent years by the current owners.

### **CLOAKROOM**

White suite comprising low level WC, pedestal basin with tiled surround, panelled radiator, opaque UPVC double glazed window to front elevation.

### **FIRST FLOOR**

## **LANDING**

UPVC double glazed window to front elevation, doors lead off the landing providing access to all first floor rooms. Staircase to second floor.

## **MASTER BEDROOM**

**16' x 12'11 (4.89m x 3.94m)**

Panelled radiator, a dual aspect room with UPVC double glazed windows to the front and rear elevation.

## **BEDROOM TWO**

**13'9 x 9'3 (4.19m x 2.82m)**

Panelled radiator, UPVC double glazed window to rear elevation.

## **SHOWER ROOM**

White suite comprising corner glazed shower cubicle with Mira shower, low level WC, pedestal basin with tiled surround, panelled radiator, extractor fan, opaque UPVC double glazed window to front elevation.

## **SECOND FLOOR**

### **LANDING**

2 UPVC double glazed windows to front elevation, access to loft space, large built-in linen cupboard, doors lead off the landing providing access to all second floor rooms.

### **BEDROOM THREE**

**12'9 x 9'1 (3.90m x 2.77m)**

Panelled radiator, UPVC double glazed window to rear elevation. Door to;

### **EN-SUITE SHOWER ROOM**

Glazed and tiled shower cubicle with electric shower, pedestal basin with tiled surround, low level WC, panelled radiator, extractor fan.

### **BEDROOM FOUR**

**11'2 x 9'1 (3.40m x 2.78m)**

Panelled radiator, UPVC double glazed window to rear elevation.

### **BATHROOM**

**6'8 x 6'4 (2.03m x 1.94m)**

White suite comprising panelled bath with tiled surround, pedestal basin with tiled surround, low level WC, panelled radiator, extractor fan, opaque UPVC double glazed window to front elevation.

### **BEDROOM FIVE/STUDY**

**9'4 x 6'7 (2.86m x 2.01m)**

Panelled radiator, UPVC double glazed window to front elevation.

## **OUTSIDE**

### **GARDEN**

The front of the property is approached via a small gravelled garden and a pathway leading to the front door. The garden is situated mainly to the rear of the property, being fully enclosed and westerly facing, with high larch lap fencing. Comprising a paved patio area and flowerbed beyond. There is a gravelled pathway providing access through a rear pedestrian gate, giving in turn access to the garage and parking space in front.

### **GARAGE**

Single with an up and over door.

## 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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