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£240,000 FREEHOLD

An immaculately presented three-bedroom end terraced house. Offering good sized and modern accommodation throughout, two allocated parking spaces, double glazing and central heating.

BLUEBELL STREET, DERRIFORD, PLYMOUTH

EPC – B



PROPERTY DETAILS

This immaculately presented three-bedroom end-terraced family home is perfectly situated near Primary schools and Nurseries, Derriford Hospital, Dartmoor National Park, local amenities, and convenient routes into the City Centre and A38. Featuring an entrance hallway giving access to a convenient downstairs cloakroom, spacious lounge, modern fitted kitchen/dining room, three bedrooms (master bedroom with en-suite), an additional family bathroom, a beautifully landscaped rear garden, double glazing and central heating. The property also holds the remainder of a 10-year NHBC warranty.

COUNCIL TAX BAND – C

Opaque double glazed door to;

ENTRANCE HALL

A spacious entrance hall with stairs to first floor, panelled radiator, wood laminate flooring, doors lead off the entrance hall providing access to all ground floor rooms.

CLOAKROOM

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

LOUNGE

14'3 max x 12' (4.34m x 3.65m)

Panelled radiator, built-in storage cupboard under stairs, picture rail, UPVC double glazed window to front elevation, door to kitchen/dining room.

KITCHEN/DINING ROOM

15'4 x 9' (4.69m x 2.75m)

Fitted with a range of oak effect base and eye level storage cupboards with stainless steel furniture, cupboard housing a wall mounted gas boiler (serviced in June 2025), granite effect worktops, inset single bowl single drainer stainless steel sink unit with mixer tap flanked by 2 adjacent recess areas with plumbing for a washing machine and space for a tumble dryer, integrated oven, 4 burner gas hob with extractor canopy over and glass splashback, space for an upright fridge freezer, part-tiled walls, panelled radiator, wood laminate flooring, UPVC double glazed window to rear elevation, adjacent matching double glazed French doors providing access to the rear garden.

FIRST FLOOR

LANDING

Access to an insulated and partly boarded loft space via a folding ladder, built-in storage cupboard, doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

11'10 max x 9'7 (3.60m x 2.92m)

Panelled radiator, built-in storage cupboard over stairs, UPVC double glazed window to front elevation. Door to;

EN-SUITE SHOWER ROOM

White suite comprising corner glazed mixer shower with fully tiled surround, pedestal basin, low level WC, wood laminate flooring, panelled radiator, opaque UPVC double glazed window to front elevation, extractor fan.

BEDROOM TWO

9'2 x 7'8 (2.80m x 2.35m)

Panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM THREE

7'8 x 5'10 (2.35m x 1.78m)

Panelled radiator, UPVC double glazed window to rear elevation.

BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, fully tiled surround and glazed shower screen, pedestal basin, low level WC, panelled radiator, tile effect flooring, opaque UPVC double glazed window to side elevation.

OUTSIDE

The gardens are situated mainly to the rear of the property, being fully enclosed, with high larch lap fencing. Comprising of a patio, astroturf lawn and raised decked area (landscaped by the current owners when bought). A side pedestrian gate provides access on to the side service path and in turn provides access to the front of the property. Immediately to the front of the property are 2 allocated parking spaces, belonging to the property.

ADDITIONAL INFORMATION

We understand from the sellers that the property tenure is freehold. There is a management company called FirstPort Property Management and a yearly service/maintenance charge of £180.00 is payable.

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

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

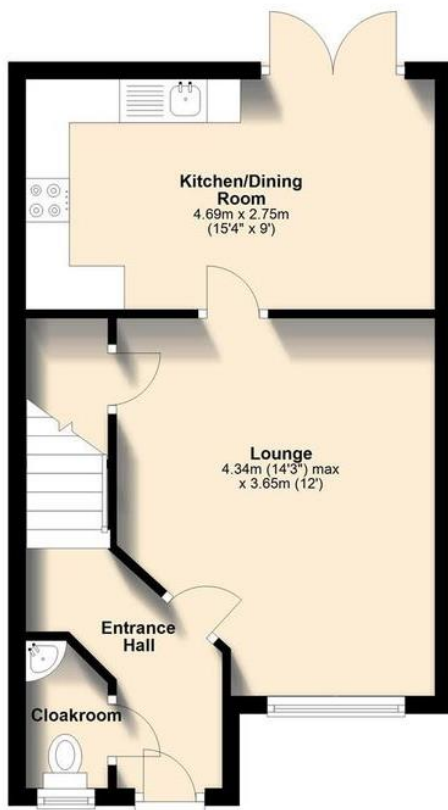
Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

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.



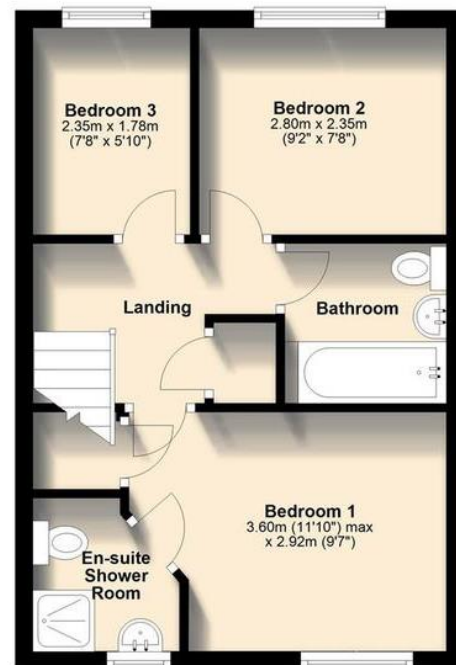
Ground Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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