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**£240,000 FREEHOLD**

**A modern three bedroom end-terraced house, two allocated parking spaces, enclosed south-facing rear garden, good sized kitchen/diner and a spacious lounge.**

**BUTTERCUP ROAD, DERRIFORD, PLYMOUTH**

**EPC – B**



## PROPERTY DETAILS

**Discover the delightful features of this modern three-bedroom end-terraced family home in the desirable Palmerston Heights development. Boasting a cream high gloss kitchen/dining area with French doors leading to a spacious south-facing garden, a generous lounge, a versatile office/study, a master bedroom with an en-suite, two additional bedrooms with fantastic views of Forder Valley Nature Reserve and beyond, a family bathroom, and the convenience of two allocated parking spaces, all set against a charming woodland outlook to the front. All complete with double glazing, central heating and the remainder of a 10-year NHBC warranty.**

### COUNCIL TAX BAND – C

Opaque double glazed door to;

#### ENTRANCE HALL

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

#### OFFICE/STUDY

Panelled radiator, opaque UPVC double glazed window to front elevation. Please note, this room was formerly a downstairs cloakroom and can be changed back to its original use.

#### LOUNGE

**14'3 x 11'7 (4.34m x 3.54m)**

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

#### KITCHEN/DINING ROOM

**15'2 x 8'9 (4.63m x 2.67m)**

Fitted with a range of cream high gloss base and eye level storage cupboards, cupboard housing a wall mounted gas boiler providing hot water and central heating, wood effect worktops, inset single bowl single drainer stainless steel sink unit with mixer tap, adjacent recess with space and plumbing for a washing machine, integrated oven and 4 burner gas hob with extractor canopy over and stainless steel splashback, integrated fridge freezer, panelled radiator, tiled flooring, UPVC double glazed window to rear elevation and adjacent matching double glazed French doors providing access to the rear south-facing garden.

#### FIRST FLOOR

##### LANDING

Access to the loft space, built-in storage cupboard and adjacent recess with space for a tumble dryer, doors lead off the landing providing access to all first floor rooms.

##### BEDROOM ONE

**11'7 x 9'4 (3.53m x 2.84m)**

UPVC double glazed window to front elevation, built-in storage cupboard over stairs, panelled radiator, door to;

##### EN-SUITE SHOWER ROOM

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

## **BEDROOM TWO**

**9'0 x 7'5 (2.74m x 2.26m)**

Panelled radiator, UPVC double glazed window to rear elevation enjoying views of the south-facing rear garden and across Forder Valley Nature Reserve and Crownhill.

## **BEDROOM THREE**

**7'5 x 5'8 (2.26m x 1.73m)**

UPVC double glazed window enjoying similar views as bedroom two, panelled radiator.

## **BATHROOM**

White suite comprising panelled bath with a fully tiled surround, mixer tap and shower attachment, pedestal basin with taps, low level WC, panelled radiator, tile effect flooring.

## **OUTSIDE**

To the rear of the property is a fully enclosed south-facing garden with wooden fencing to all sides. Comprising of a good sized paved patio area and a feature right angled seating area. Steps leading down to a wooden gate providing access on to the side service path and in turn provides access to the front of the property. Directly in 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 £150.00 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)

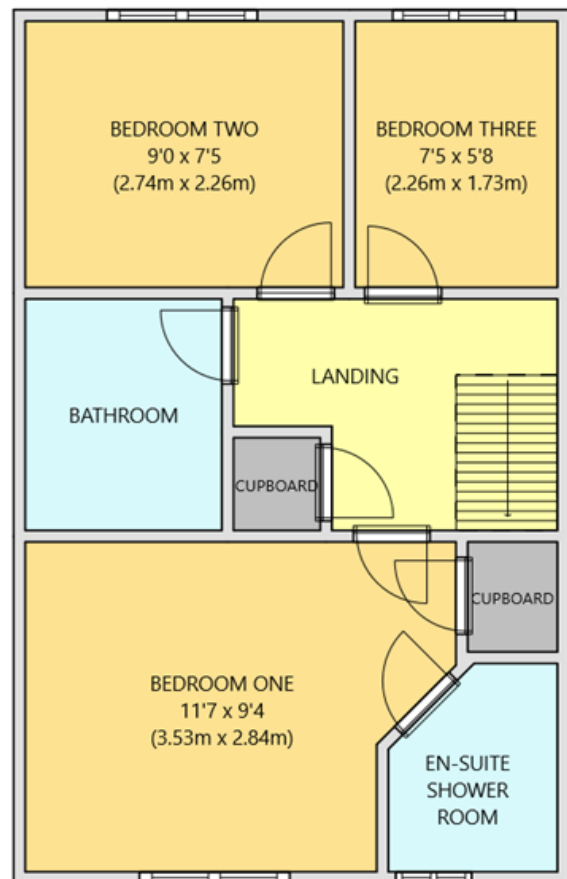
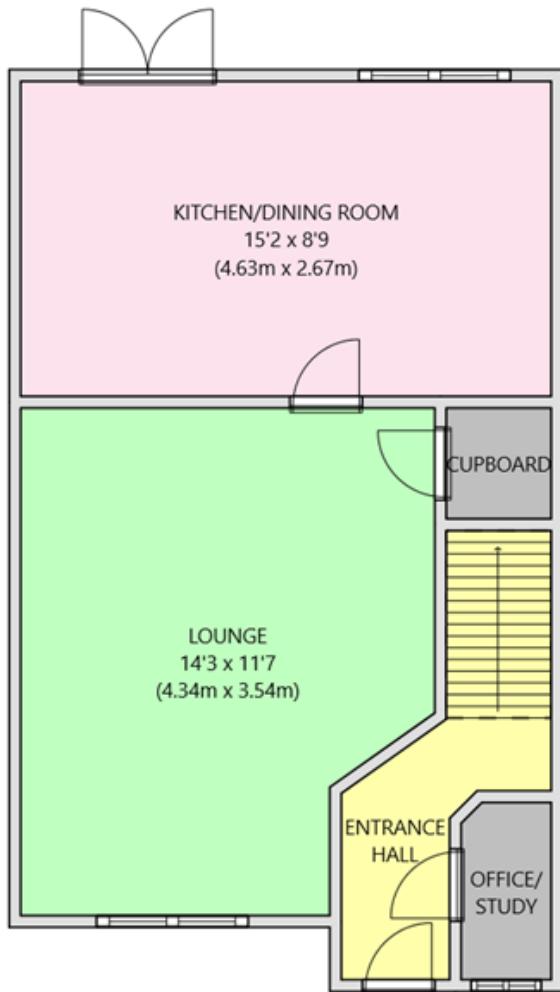
## **The Consumer Protection Regulations**

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.



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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		