



Cornflower Walk | | Plymouth | PL6 8EG

Offers over £220,000



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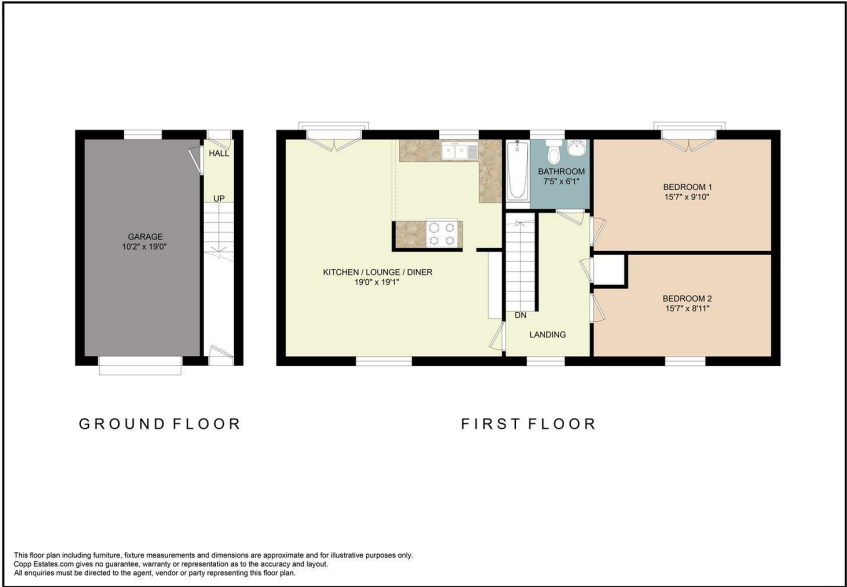
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Nestled in the heart of Derriford, this charming and beautifully updated two-bedroom coach house is a hidden gem offering both style and convenience. Whether you're a first-time buyer, young couple, or small family, this home provides a welcoming space with everything you need right on your doorstep.

Just a short stroll from Derriford Hospital, this location is perfect for those working in healthcare or looking to be close to essential services. You'll also find a range of local shops, parks, and schools nearby, while the A38 is easily accessible for trips further afield—whether it's a day out in the South Hams or commuting to Exeter or Cornwall.

As you step inside, the open-plan living space immediately gives a sense of home. The room is filled with natural light from a Juliet balcony, while the layout makes it easy to cook, dine, and relax together in one modern, social space. The updated kitchen is sleek yet functional, with good storage and contemporary

- Easy Access A38
- Recently Modernised
- Main Bedroom with Juliet Balcony
- Garage
- EPC B
- Walking Distance to Derriford Hospital
- Open Plan Living
- Private Parking
- 999 Year Lease
- Double Glazing Throughout



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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