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Opening Hours

Monday - Friday

9.15am—5.30pm

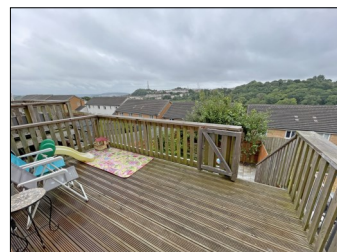
Saturday

9.00am—4.00pm

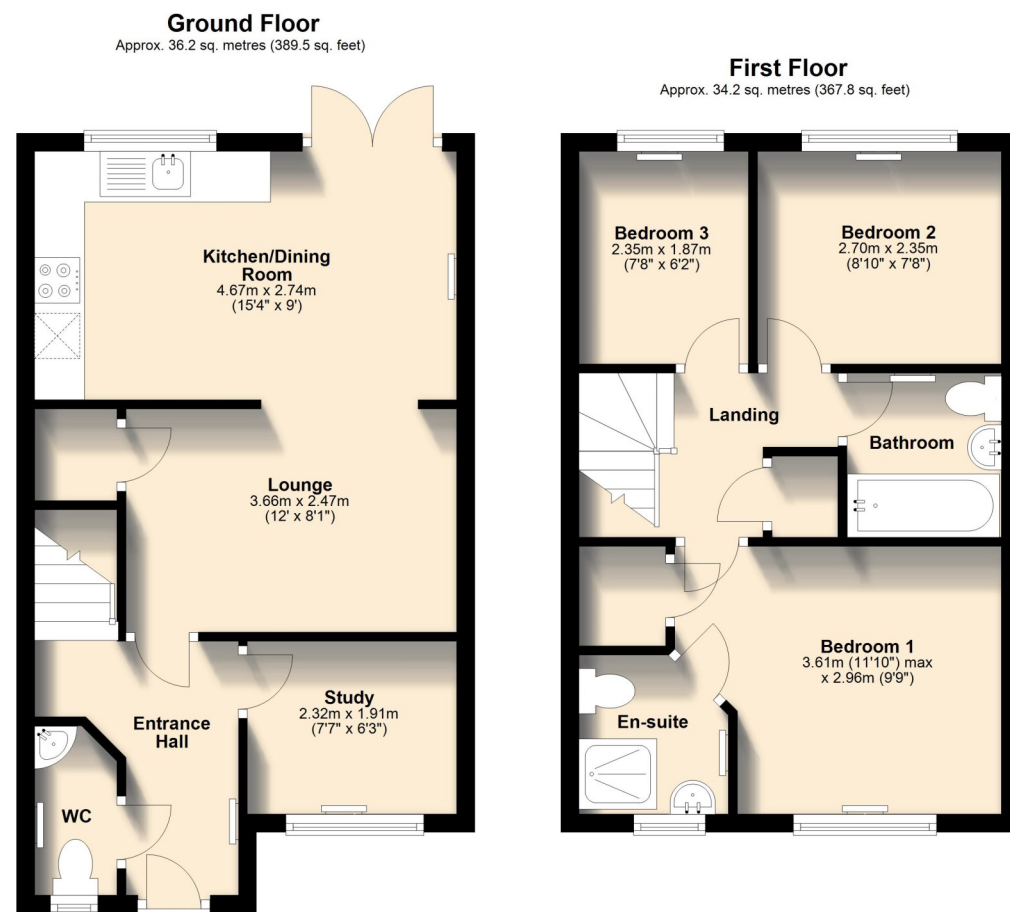
(Central Plymouth Office Only)

Our Property Reference:

07/H/24 5520

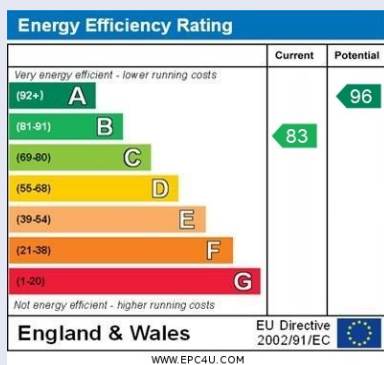


Floor Plans...



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



PLYMOUTH
HOMES ESTATE AGENTS



**43 Bluebell Street, Derriford,
Plymouth, PL6 8DY**

**MODERN HOME
WELL PRESENTED
THREE BEDROOMS
OPEN PLAN LIVING SPACE
STUDY/HOME OFFICE
TWO PARKING SPACES**

*We feel you may buy this property because...
'Of the popular location and lovely rear outlook.'*

£240,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Two Allocated Parking Spaces

Outside Space

Enclosed Rear Garden

Council Tax Band

C

Council Tax Cost 2024/2025

Full Cost: £1,968.77

Single Person: £1,476.58

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment
Property: £7,200

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location

///many.farmer.full

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

This modern home enjoys a lovely open outlook to the rear and would make the ideal first time of family home. Internally the ground floor accommodation has been remodelled to now offer a study/home office, open plan lounge and kitchen/dining room and a downstairs wc. On the first floor, there are three bedrooms, an en-suite shower room and the main bathroom. Further benefits include double glazing, central heating and externally there is a tiered rear garden, and two allocated parking spaces located to the front. Plymouth Homes advise an early viewing to fully appreciate this well maintained, modern home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed door opening into the entrance hall.

ENTRANCE HALL

With radiator, tiled flooring, stairs rising to the first-floor landing.

STUDY

2.32m (7'7") x 1.91m (6'3")

A versatile home study/office with double glazed window to the front, radiator, tiled flooring.

LOUNGE

3.66m (12') x 2.47m (8'1")

With wood effect laminate flooring, built in storage cupboard, open plan into the kitchen/dining room.

KITCHEN/DINING ROOM

4.67m (15'4") x 2.74m (9')

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, splashbacks, wall mounted boiler serving the heating system and domestic hot water, integrated fridge, freezer, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the rear with open views, radiator, wood effect laminate flooring, double glazed double doors opening to the garden.

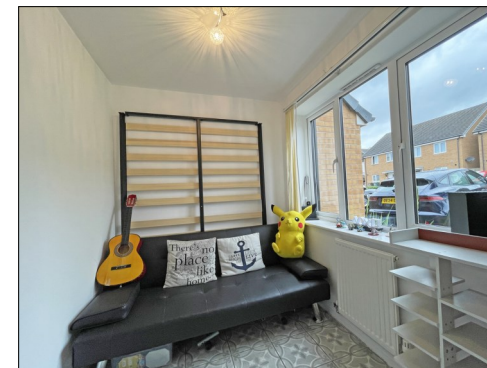
DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a two piece suite comprising pedestal wash hand basin, low-level WC, tiled splashbacks, radiator, tiled flooring.

FIRST FLOOR

LANDING

With built in storage cupboard



BEDROOM 1

3.61m (11'10") max x 2.96m (9'9")

With double glazed window to the front, radiator, access to the loft space, built in storage cupboard, door to the en-suite.

EN-SUITE

Fitted with a three-piece suite comprising pedestal wash hand basin, shower cubicle with fitted shower above, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the front, radiator, tiled flooring.

BEDROOM 2

2.70m (8'10") x 2.35m (7'8")

With double glazed window to the rear with open views, radiator.

BEDROOM 3

2.35m (7'8") x 1.87m (6'2")

With double glazed window to the rear with open views, radiator.

BATHROOM

1.82m (5'11") x 1.70m (5'7")

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, wall mounted mirrored cabinet, radiator, tiled flooring.

OUTSIDE:

FRONT

At the front of the property is a paved garden area, with external power point, and path to the main entrance. To the left side of the house a shared gate and pathway leads to a private gate onto the rear garden.



REAR

The rear opens to a raised decked area enjoying the open views. Steps then descend to a lower garden with paved and artificial lawned areas, flower borders and a covered seating area beneath the decking.

PARKING

The property benefits from two allocated parking space located to the front of the property.

AGENT'S NOTE

The ground floor layout has been remodelled by the current owners. The original lounge has been split to accommodate the home study/workspace. The original wall between the lounge and the kitchen/dining room then has been removed to create an open plan space. We're informed this wall wasn't removed with building regulation approval.

AGENTS NOTE

We're informed there is an estate charge of £180 per annum.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.