



Falcon

01752 600444

25 Bluebell Street

Derriford, Plymouth, PL6 8DY

Guide Price £210,000 - £220,000





In Brief

Stylish modern family home with private south facing garden

Reception Rooms Living room - Kitchen / diner

Bedrooms 2 Bedrooms

Heating Gas central heating

Parking Allocated Space

Area 1158 Sq Ft

Council Tax B

Tenure The property is being sold as a freehold

Description

Situated within the popular and modern development of Palmerston Heights, this delightful two-bedroom mid-terrace home offers stylish and well-presented accommodation, ideal for first-time buyers, investors, or those looking to downsize.

The ground floor comprises a bright and contemporary living room, along with a modern fitted kitchen featuring a range of sleek white units and space for essential appliances including a fridge freezer and washing machine. A convenient downstairs WC cloakroom completes the ground floor.

Upstairs, the property boasts two generously sized double bedrooms and a well-appointed family bathroom, all finished to a high standard throughout. Externally, the home benefits from a beautifully maintained, low-maintenance rear garden which enjoys a sunny south-facing aspect—perfect for relaxing or entertaining. Located in a sought-after area to the north of the city, the property offers excellent access to the A38, making it ideal for commuters, and is within easy reach of Derriford Hospital and a range of local amenities.

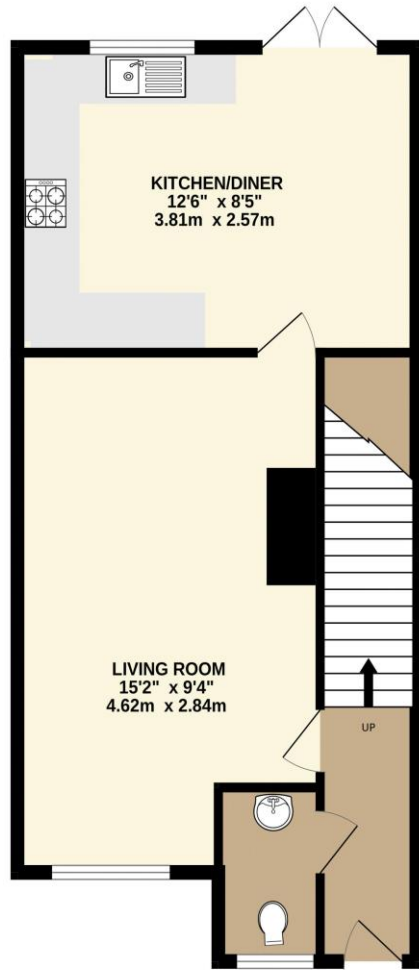
Offered to the market chain-free, this superb home is ready for its next owners to move straight in and enjoy.

Need A Mortgage?

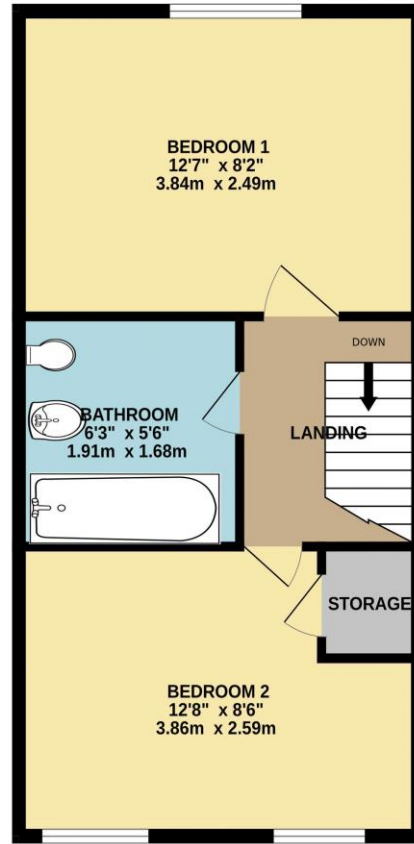
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Floor Plans

GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

