Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836
Email: office@swiftestateagents.co.uk
Website: www.swiftestateagents.co.uk

35% SHARED OWNERSHIP - £90,000 LEASEHOLD

A beautifully presented two double bedroom semi-detached house, two allocated parking spaces, spacious lounge, modern fitted kitchen/diner, enclosed rear garden.

STARLING DRIVE, DERRIFORD, PLYMOUTH

EPC - B

The Property Ombudsman
rightmove.co.uk
The UK's number one property website
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PROPERTY DETAILS

This beautifully presented two double bedroom semi-detached house is located in the sought-after area of Derriford, offering the perfect blend of modern living and convenience. Set in a peaceful residential location, the property provides easy access to local amenities, Derriford Hospital, transport links, and highly regarded schools. It also benefits from two allocated parking spaces, ensuring off-road parking for both the homeowner and visitors. This fantastic home is perfect for first-time buyers, couples, or small families seeking a modern and well-maintained property in a popular area.

The accommodation on the ground floor comprises of a spacious entrance hallway providing access to a convenient ground floor cloakroom, a good-sized kitchen/diner with French doors leading out to an enclosed rear garden. On the first floor, there are two generously sized double bedrooms, each offering plenty of natural light and space, and a modern family bathroom. The property is complete with being fully double glazed and centrally heated.

COUNCIL TAX BAND – C

Opaque double glazed wooden front door to;

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

CLOAKROOM
Modern white suite comprising low level WC, pedestal basin with tiled surround, panelled radiator, opaque UPVC double glazed window to front elevation, wood effect laminate flooring.

LOUNGE
14’1 x 12’1 (4.3m x 3.7m)
Panelled radiator, panelled feature wall, wood laminate flooring, built-in storage cupboard under stairs, UPVC double glazed window to front elevation, door to;

KITCHEN/DINING ROOM
15’4 x 9’5 (4.7m x 2.9m)
Well fitted with a range of white high gloss base and eye level storage cupboards with granite effect worktops, inset one and a half 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 stainless steel splashback and extractor canopy over, space for an upright fridge freezer, built-in storage cupboard housing a wall mounted gas boiler providing hot water and central heating, panelled radiator to dining area, wood laminate flooring, UPVC double glazed French doors providing access to the rear garden.

FIRST FLOOR

LANDING
Doors lead off the landing providing access to all first floor rooms, access to loft space.

BEDROOM ONE
15’7 into wardrobe recess x 9’8 (4.8m into wardrobe recess x 3m)
Wood laminate flooring, panelled radiator, two UPVC double glazed windows to front elevation, built-in storage cupboard over stairs with shelving.

BEDROOM TWO
15’4 x 7’5 (4.7m x 2.3m)
Wood laminate flooring, two panelled radiators, two UPVC double glazed windows to rear elevation enjoying views across the back garden.

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

OUTSIDE
Directly in front of the property are two allocated parking spaces, belonging to the property. Whilst a pathway runs along the side of the property giving access to the rear garden via a side pedestrian gate. The rear garden features a well-maintained outdoor space, perfect for entertaining and relaxation, including a lower gravelled area with steps and a tiled pathway leading up to a raised decked area and lawn beyond, and a timber garden shed. The rear garden is enclosed with high larch lap fencing, offering a good deal of privacy and seclusion.

ADDITIONAL INFORMATION
The tenure of the property is leasehold with 121 years remaining on the lease. Monthly rent is payable to LiveWest @ 35% shared ownership of £408.00, a service charge of £37.11 per month and buildings insurance £8.25 per month. There is a reservation fee of £500.00 payable to secure this home. When this fee has been paid, nobody else will be able to reserve the home. If you complete on the purchase of the property, the reservation fee will be added to your rent account. If you or the seller withdraw from the sale, the £500 will be refunded.

BUYERS INFORMATION
As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

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)

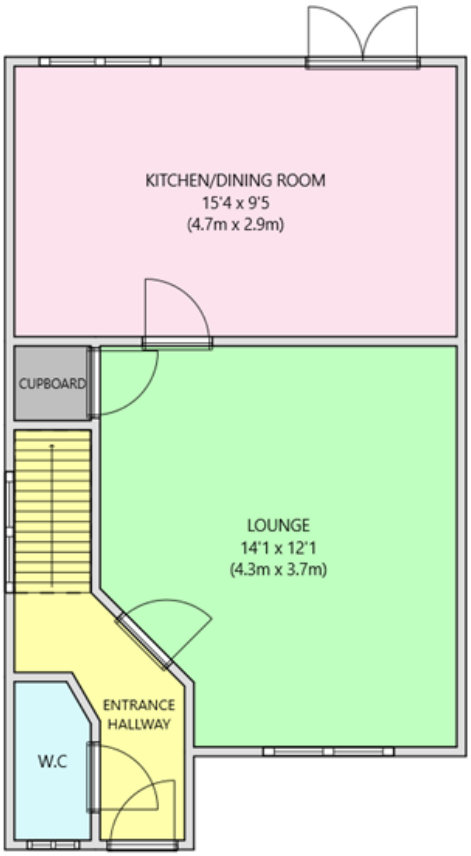
The Consumer Protection Regulations

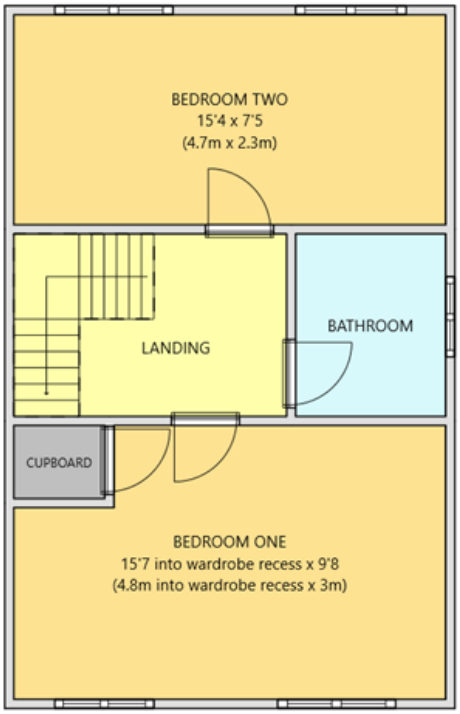
Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

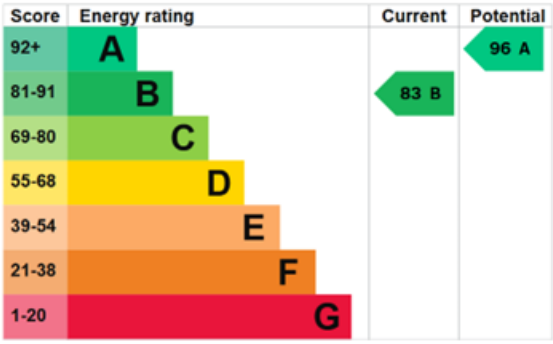
1.The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various 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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