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£425,000 FREEHOLD

A beautifully presented and spacious 4 bedroom detached house, single garage and plenty of off-road parking, master bedroom with en-suite and a larger than average, low-maintenance rear garden.

SANDPIPER ROAD, DERRIFORD, PLYMOUTH

EPC - B



PROPERTY DETAILS

A beautifully presented and spacious 4 bedroom detached family home, located in the sought after location of Palmerston Heights in Derriford.

Positioned within close proximity to Derriford hospital, Dartmoor National Park, good schools and the A38, this home has everything you would need for a growing family. 4 double bedrooms, light, airy and welcoming kitchen diner, a sunny aspect lounge with Juliet balcony, utility room, cloakroom, ensuite shower room to master bedroom ,and good sized family bathroom. With an abundance of parking, a garage, loads of multi-purpose space for storage and a pleasant rear garden, what are you waiting for. Book your viewing now whilst it's available, but it won't be here long!

COUNCIL TAX BAND – D

Canopied entrance with opaque double glazed door to;

LAUNDRY/UTILITY ROOM

7'5 x 5'9 (2.3m x 1.8m)

Panelled radiator, Upvc double glazed window to side elevation.

CLOARKOOM

White suite comprising low level wc, wash hand basin with tiled surround, paneled radiator, wood laminate flooring, opaque Upvc double glazed window to side elevation.

LOUNGE

14'7 x 9'8 (4.5m x 3.0m)

Vertical panelled radiator, Upvc double glazed French doors to Juliet balcony.

KITCHEN/DINING ROOM

22'6 x 10'8 (6.9m x 3.32m)

Modern fitted kitchen comprising dark grey gloss low and eye level units, ceiling downlighters, Corian granite effect work surfaces, 1 and a half bowl stainless steel sink and drainer, integrated appliances to include fridge freezer, and dishwasher, oven, 4 burner gas hob, stainless steel splash back, cupboard housing boiler providing hot water and heating, wood laminate flooring, 2 x panelled radiators, upvc double glazed window with adjacent upvc double glazed French doors providing access to the rear garden.

FIRST FLOOR

LANDING

Spacious landing with access to roof space, Upvc double glazed window to side elevation, and doors to all first floor rooms.

BEDROOM ONE

11'1 x 9'5 (3.4m x 2.9m)

Panelled radiator, Upvc double glazed window to front elevation, door to;

EN-SUITE SHOWER ROOM

9'8 x 2'9 (3m x 0.9m)

White suite comprising glazed tiled shower cubicle, thermostatic mixer shower, low level wc, wash hand basin, part tiles walls, extractor fan, heated towel rail, ceiling downlighters and opaque upvc double glazed window to front elevation.

BEDROOM TWO

11'1 x 8'8 (3.4m x 2.7m)

Panelled radiator, upvc double glazed window to side elevation.

BEDROOM THREE

11'1 x 8'8 (3.4m x 2.7m)

Panelled radiator, upvc double glazed window to side elevation.

BEDROOM FOUR

9'5 x 7'5 (2.9m x 2.3m)

Panelled radiator, upvc double glazed window to front elevation.

FAMILY BATHROOM

7'2 x 6'2 (2.2m x 1.9m)

White panelled bath with electric shower over, fully tiled surround, low level wc, wash hand basin, tiled surround, ceiling downlighters, extractor fan, heated towel rail, opaque upvc double glazed window to side elevation.

OUTSIDE

Good sized rear and side garden offering a degree a privacy with fence panelling, large patio area, lawn with a corner decked area, outside tap. Concreted area suitable for large storage shed or barbecue. To the front of the property: parking for several cars accessible via a tarmac driveway, leading to a larger than average garage. Garage – up and over door, measuring 25'2 x 12'4 (7.7m x 3.8m). Power and lighting connected. Further door to a really good sized space, currently set up as a Cinema room. 25'9 x 9'8 (7.9m x 3.0m). Power and lighting connected.

ADDITIONAL INFORMATION

The tenure of the property is freehold. We understand from the sellers that FirstPort Property Management oversees a yearly service and maintenance charge of approx. £185.00.

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)

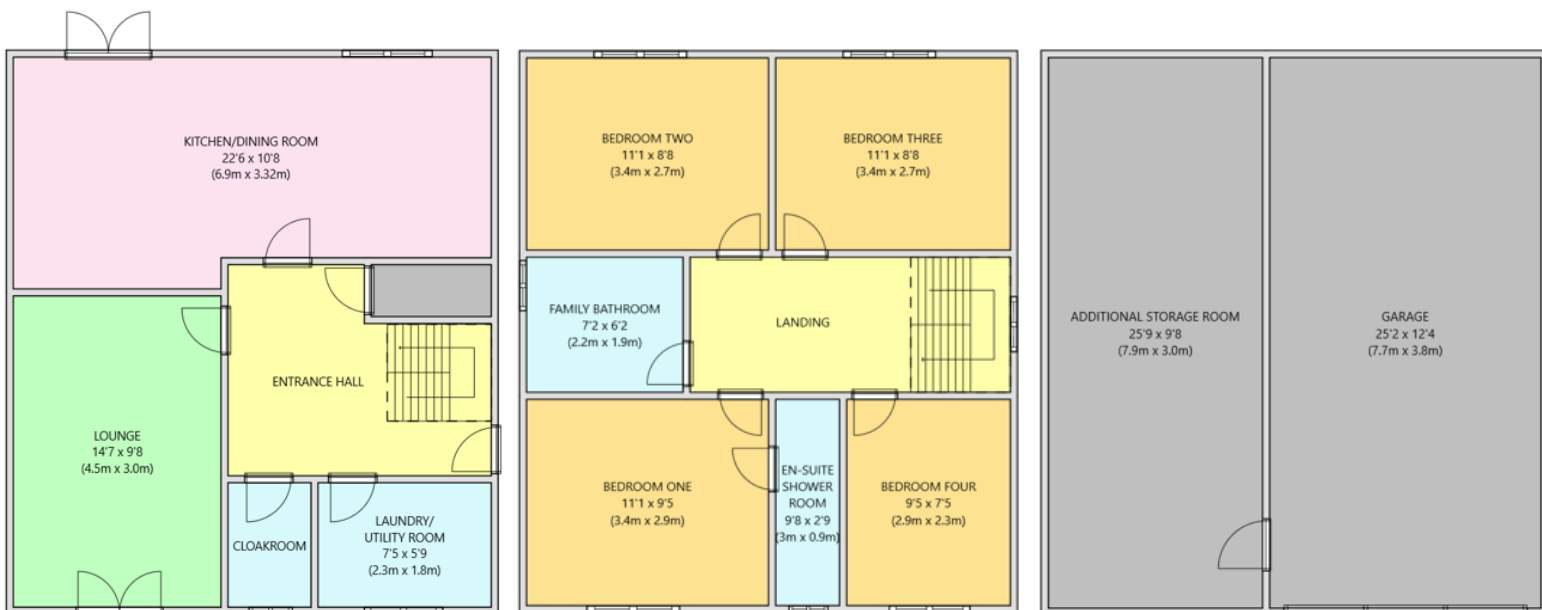
The Consumer Protection Regulations

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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		