

LAWSON
Estate Agency...Only Better

Piper Street, Derriford, Plymouth

Plymouth

£320,000

A beautifully presented three-bedroom end terrace townhouse built by the award-winning builder Cavanna Homes situated in this highly sought after development, offering easy access to local amenities including Derriford Hospital and Business Park and Marjon University. The living accommodation, which is arranged over three levels, comprises entrance hall leading to a modern fitted kitchen/diner, cloakroom, and snug/dining room on the ground floor. On the first floor landing leads to a dual aspect lounge, a family bathroom and double bedroom with built in wardrobes. On the top floor there are two further double bedrooms and a shower room.

Externally there are well maintained front and rear gardens, a garage and hard stand. The property also benefits from PVCu double glazing, gas central heating and solar panels. Viewing is highly recommended to truly appreciate this wonderful family home.

DERRIFORD
Derriford is a highly desirable residential area, located just four miles north of Plymouth city centre, offering an excellent balance of convenience and lifestyle. The area benefits from a wide range of local amenities, including Derriford Hospital, University of St Mark and St John and Devonshire Health & Racquet Club, as well as a variety shops close to home.

The nearby Derriford Business Park adds further convenience, with major retailers including Marks & Spencer, The Range and Aldi, along with a range of other shops and a gym, providing everything residents need within easy reach.

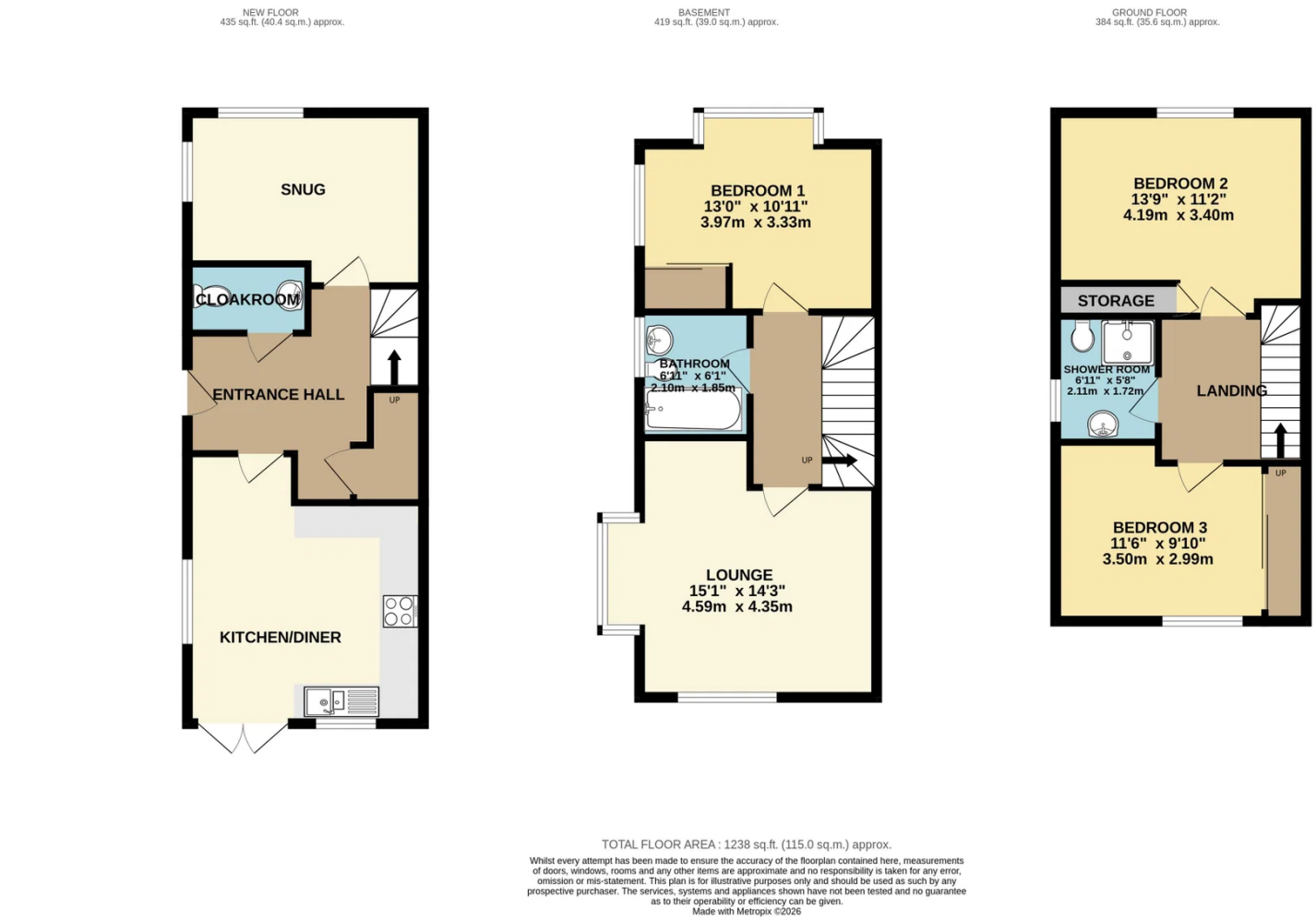
Families are well catered for, with the popular St. Matthew's Church of England Primary School nearby. Parks, leisure facilities, and walking and cycling routes offer plenty of opportunities for outdoor activity.

Derriford is also well placed for commuting, with quick access to the A38 and regular bus routes into the city centre and surrounding areas.

With modern homes, a strong community feel, and excellent accessibility, Derriford remains a sought-after location for those seeking comfort, convenience, and a great quality of life.













OUTGOINGS PLYMOUTH

We understand the property is in band ' C' for council tax purposes and the amount payable for the year 2026/2027 is £2170.53 (by internet enquiry with Plymouth City Council). These details are subject to change. A service charge of £382.72 per annum.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or
have been tested by us. Purchasers should establish the suitability
and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy.
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Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.







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