



LAWSON
Estate Agency...Only Better

2 Firefly Walk, Derriford, Plymouth, PL6 8EB

Plymouth

£335,000

A beautifully presented semi-detached town house built by the award winning builder Cavanna Homes in 2017 situated in this highly regarded North Plymouth development offering easy access to local amenities including Derriford Hospital and business park. The living accommodation which is beautifully presented throughout in tasteful neutral colours is arranged over three storeys and comprises; entrance hall, modern fitted kitchen/breakfast room, cloakroom, dining/bedroom four on the ground floor. On the first floor a landing leads to a lounge, bedroom one and a family bathroom. On the top floor there are two additional double bedrooms and a shower room.

Externally the property is set within well maintained gardens, the rear offers low maintenance and gives access to a single garage and parking space. The property also benefits from PVCu double glazing and gas central heating and the remainder of the NHBC. An internal viewing is highly recommended to truly appreciate this wonderful family home.

OUTGOINGS PLYMOUTH

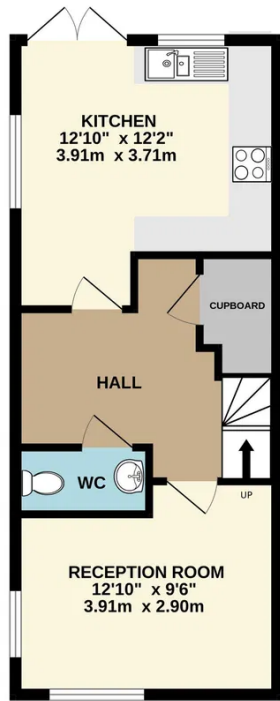
We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2,067.04 (by internet enquiry with Plymouth City Council). There is also a service charge of £274 per annum. These details are subject to change.

DERRIFORD

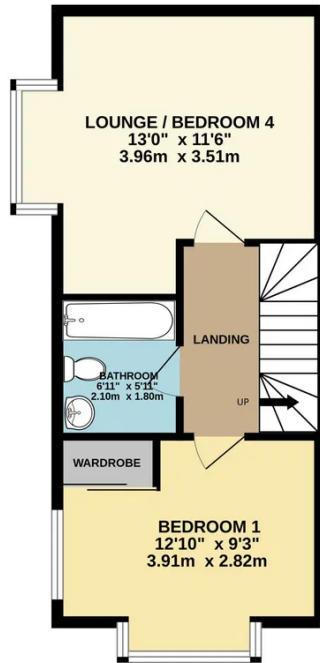
Derriford is well placed for all local amenities and is approximately four miles north of Plymouth city centre. Derriford is an established residential area offering a variety of local services, amenities and restaurants lying within close proximity of Derriford Hospital, Derriford Business Park and The University of St Mark and St John. Boasting convenient access to major routes in all directions including the centre and north towards Dartmoor and Tavistock providing a variety of recreational activities.



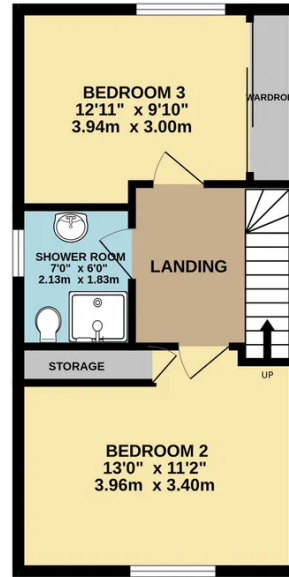
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



FIRST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



SECOND FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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UTILITIES

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

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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. Copyright Lawson 2023.

BUYERS INFORMATION

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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