

LAWSON
Estate Agency...Only Better



89 Moorland View, Derriford, Plymouth
Plymouth

£425,000

A spacious three bedroom detached property, occupying a well maintained landscaped plot, situated in this highly sought after North Plymouth location offering easy access to local amenities and enjoying attractive views towards Cornwall. The living accommodation which is beautifully presented throughout in tasteful neutral colours is arranged over two levels and comprises, entrance hall, utility, cloakroom, lounge, conservatory and a modern fitted kitchen, diner on the ground floor. On the first floor landing leads to a modern shower room and three bedrooms.

Externally there are well maintained landscaped gardens. A driveway providing parking for several vehicles and a single garage. Property also benefits from use of glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

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.

OUTGOINGS PLYMOUTH

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2026/2027 is £2441.85 (by internet enquiry with Plymouth City Council). These details are subject to change.

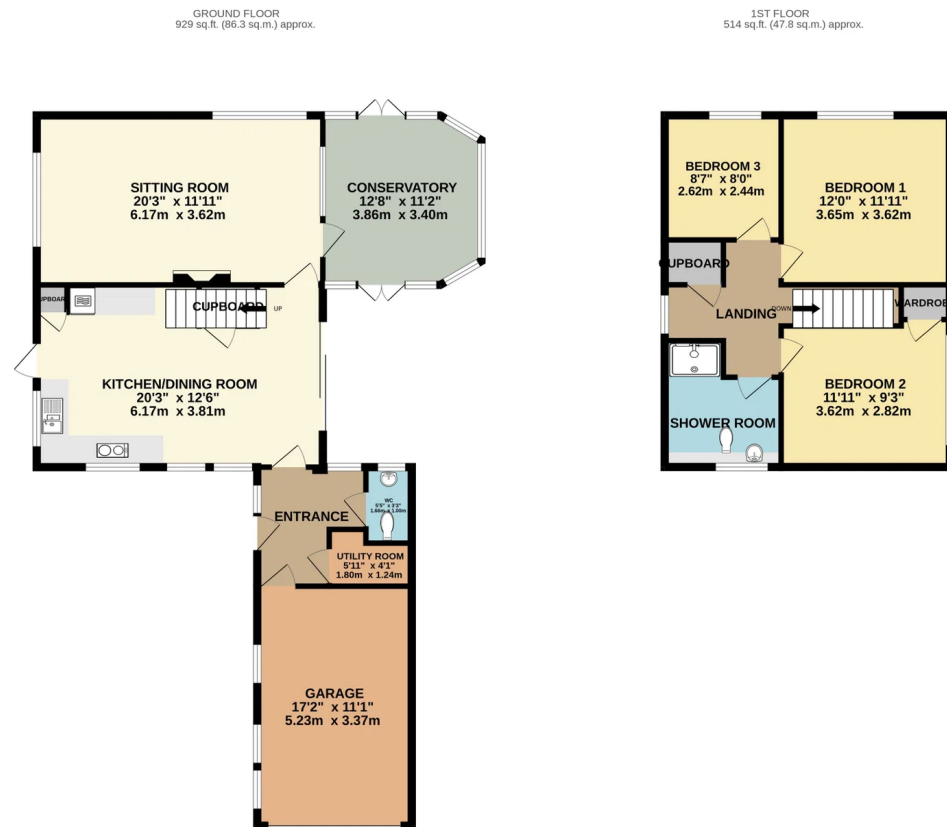
UTILITIES

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

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.

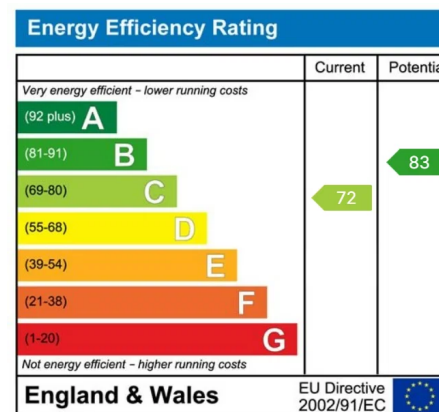




TOTAL FLOOR AREA: 1443 sq.ft. (134.0 sq.m.) approx.

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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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. Copyright Lawson 2023.

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Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

<https://lawsonproperty.co.uk/>

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