



Office Suite 10  
2 Barrack Court  
4a William Prance Road  
Derriford  
Plymouth  
PL6 5ZD  
Tel: 01752 256836

Email: [office@swiftestateagents.co.uk](mailto:office@swiftestateagents.co.uk)  
Website: [www.swiftestateagents.co.uk](http://www.swiftestateagents.co.uk)



**£315,000 FREEHOLD**

**A perfectly positioned and generously sized family home located in the Palmerston Heights development in Derriford, with extensive views and a garage.**

**SANDPIPER ROAD, DERRIFORD, PLYMOUTH**



## **PROPERTY DETAILS**

**An immaculately presented 4/5 bedroom end terraced townhouse positioned within a modern development in Derriford and provides easy access to Derriford Hospital, regular transport links, local amenities, schools and the new link road to the A38. Offering extensive views to the front elevation overlooking the nature reserve, Forder Valley and beyond and has the benefit of a south-westerly facing rear garden, perfect for the warm summer months. Built in 2016 by Persimmon Homes, the owners have cared for the property in their ownership since new and is ready to move straight into with its neutral décor. Being arranged over 3 floors, the accommodation offers plenty of space and storage for a growing family to occupy. Other benefits include being fully double glazed and centrally heated.**

**Ground rent - £150.00 per annum  
Service/maintenance charges - £191.00 per annum  
Management company – FirstPort Property Management  
Council tax band – D  
EPC – B**

Steps leading to a composite partly glazed front door into;

### **ENTRANCE HALL**

Radiator, wood effect vinyl flooring, panelled radiator, stairs to first and second floor, fitted storage cupboard, UPVC double glazed window to front elevation, doors lead off the entrance hall providing access to all ground floor rooms. Door to;

### **CLOAKROOM**

**5'9 x 2'9 (1.80m x 0.89m)**

White suite comprising low level WC, pedestal wash hand basin with stainless steel taps, radiator, wall mounted fuse box, obscure UPVC double glazed window to front elevation.

### **KITCHEN/DINING ROOM**

**27'3 x 8'7 (8.33m x 2.67m)**

A range of fitted white high gloss base and eye level storage cupboards, marble effect worktops, single bowl single drainer stainless steel sink and tap, fitted double oven with 4 ring gas hob with stainless steel splashback and extractor canopy over, half tiled walls, integrated dishwasher, integrated washing machine, integrated fridge freezer, cupboard housing a wall mounted Ideal boiler providing hot water and central heating, vinyl flooring, radiator, ceiling spotlights, UPVC double glazed window to side elevation, UPVC double glazed French doors providing access to the rear garden.

### **STUDY/POTENTIAL 5<sup>th</sup> BEDROOM**

**9'4 x 6'7 (2.88m x 2.07m)**

Currently being used as a dining room. Radiator, UPVC double glazed windows to front and side elevation.

### **FIRST FLOOR**

## **LANDING**

UPVC double glazed window to front elevation, stairs to second floor, doors lead off the landing providing access to all first floor rooms.

## **LOUNGE**

**16'1 x 13'1 (4.88m x 4.02m)**

2 UPVC double glazed windows to rear elevation, radiator.

## **BEDROOM TWO**

**11'9 plus wardrobe recess x 9'0 (3.63m plus wardrobe recess x 2.76m)**

UPVC double glazed window to side elevation, radiator, fitted full length wardrobe with sliding doors, shelving and hanging.

## **SHOWER ROOM**

**6'4 x 6'4 (1.98m x 1.96m)**

Modern white suite comprising glazed shower cubicle with shower attachment and fully tiled surround, white wall mounted ladder style radiator, pedestal wash hand basin with stainless steel taps, low level WC, vinyl flooring, half tiled walls, obscure UPVC double glazed window to front elevation.

## **SECOND FLOOR**

### **LANDING**

UPVC double glazed window to front elevation, access to a partly boarded loft space via a loft ladder with lighting connected, fitted airing cupboard, doors lead off the landing providing access to all second floor rooms.

### **MASTER BEDROOM**

**10'9 x 9'0 (3.33m x 2.75m)**

UPVC double glazed window to rear elevation, radiator. Door to;

### **EN-SUITE SHOWER ROOM**

**8'9 x 4'5 (2.73m x 1.39m)**

White suite comprising glazed shower cubicle with Mira shower and fully tiled surround, low level WC, pedestal wash hand basin with stainless steel taps, vinyl flooring, white wall mounted ladder style radiator, half tiled walls, shaving socket.

### **BEDROOM THREE**

**9'6 plus wardrobe recess x 9'0 (2.95m plus wardrobe recess x 2.75m)**

UPVC double glazed window to side elevation, radiator, fitted full length wardrobe with sliding doors, shelving and hanging.

### **BEDROOM FOUR**

**9'5 x 6'6 (2.91m x 2.02m)**

UPVC double glazed window to rear elevation, radiator.

### **BATHROOM**

**9'6 x 7'2 (2.95m x 2.2m)**

White suite comprising panelled bath with tiled surround, stainless steel shower attachment and taps, pedestal wash hand basin with stainless steel taps, low level WC, panelled radiator, vinyl flooring, obscure UPVC double glazed window to front elevation.

## OUTSIDE

To the rear of the property is a level, low maintenance south-west facing garden, accessed via the kitchen/diner. Mainly laid to stone paving and decorative gravelled areas, completely enclosed offering a degree of privacy. Useful outside tap. To the front of the property, is a pretty feature garden, laid mainly to coloured chippings, and a low level decorative picket fencing. Being south facing it offers an abundance of light and is sunny all day long, with extensive views across the Nature Reserve, and as far as Plympton and Plymstock.

## GARAGE

Located at the rear of the property. Single with a metal up and over door.

## 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.

 Follow us on Instagram & Facebook -  
swiftestateagents



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

