

7 Runway Road, Derriford, Plymouth, PL6 8DT

£325,000

Plymouth

FULL DESCRIPTION

A spacious four-bedroom mid-terrace property, built by the award winning Cavanna Homes in 2018, situated in this highly sought-after North Plymouth development, offering easy access to a host of local amenities including Derriford Hospital, the Business Park, and Marjon University. The living accommodation, which is arranged over three levels, comprises an entrance hall leading through to the lounge, cloakroom, and integral garage on the ground floor.

On the first floor, the landing leads to a modern kitchen/diner with integrated appliances, two bedrooms, and a bathroom. On the top floor, there are two further bedrooms, a study and a shower room.

Externally, to the front of the property there is a driveway for one car which leads to an integral garage, and at the rear of the property there is a lawned south westerly facing garden.

The property also benefits from PVCu double glazing, gas central heating, and solar panels. An internal viewing is highly recommended to truly appreciate this lovely family home.

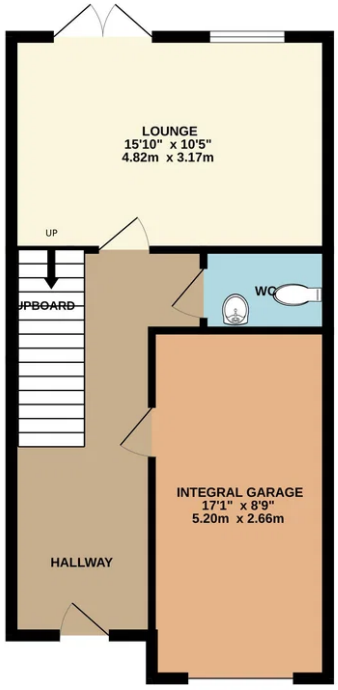
DERRIFORD

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.

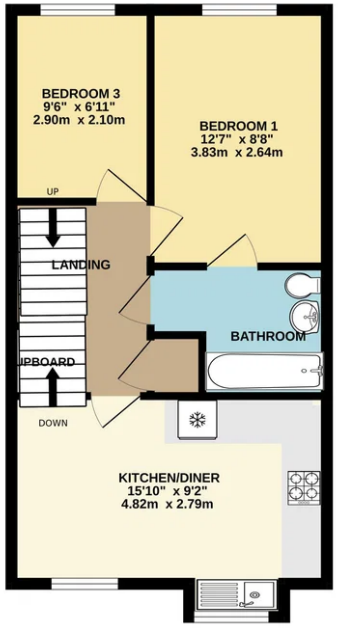




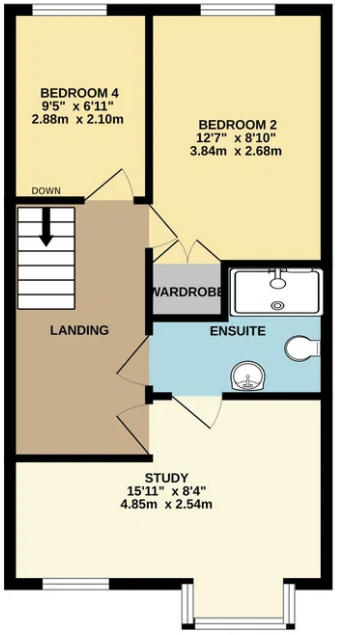
GROUND FLOOR



1ST FLOOR



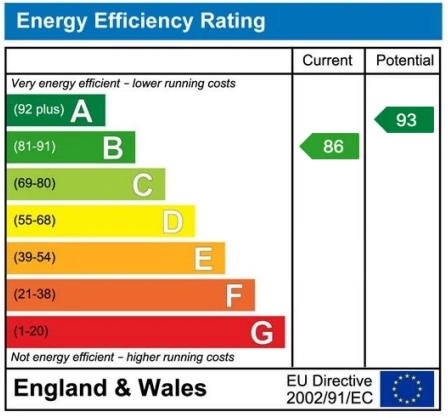
2ND FLOOR



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.

OUTGOINGS PLYMOUTH

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2026/2027 is £2,441.85 (by internet enquiry with Plymouth City Council). These details are subject to change.

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

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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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