



52 Pintail Way, Derriford, Plymouth, PL6 8EH
Plymouth

Offers Over £300,000

A five bedroom mid-terrace townhouse situated in this popular North Plymouth development offering easy access to local amenities including Derriford Hospital and business park and Marjon University. The living accommodation which is beautifully presented throughout in tasteful neutral colours is arranged over three storeys and comprises; entrance hall leading to an upgraded kitchen/diner, cloakroom and study/bedroom five on the ground floor. On the first floor there is access to the lounge, shower room and large double bedroom and on the top floor there is a family bathroom and three further double bedrooms, bedroom one has the benefit of an en-suite shower room.

Externally there are low maintenance front and rear gardens, a garage and allocated parking. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

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.

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.



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. Management charge £190 per annum.

ACCOMMODATION

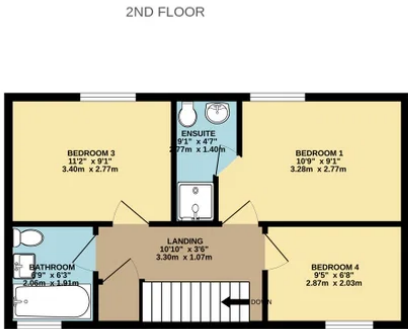
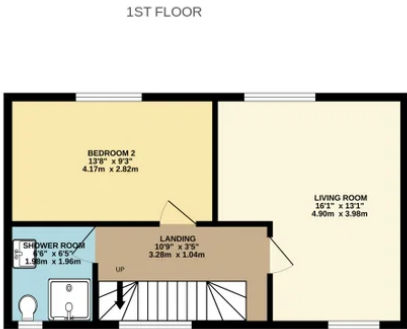
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FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

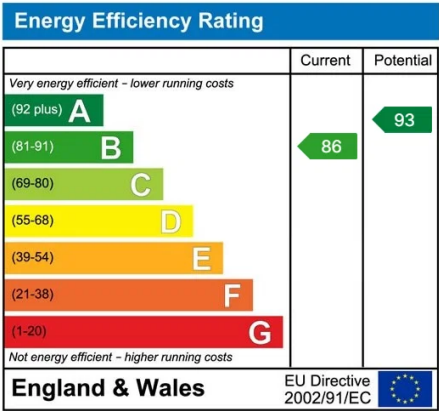
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