



Runway Road, Derriford, Plymouth

OIRO £340,000



Key Features

- Semi-detached
- Family home
- Five bedrooms
- Modern throughout
- South Facing Garden
- Driveway
- EPC rating B
- Freehold
- Council tax band D





This well-presented five-bedroom semi-detached home is located on a corner plot and offers spacious, flexible accommodation arranged over three floors.

Built in 2018, the property is located in a highly convenient location and is within walking distance of Derriford Hospital and Marjon University, while also being just a short drive from the open landscapes of Dartmoor.

The ground floor comprises an entrance hall with access to the garage, a downstairs WC, and a large lounge featuring French doors that open onto a private, South-facing rear garden. The garden is not overlooked and has been designed for low maintenance, with raised decking, astro turf and pebble areas, creating an excellent space for relaxing or entertaining. Side access is also available.

On the first floor, there are two bedrooms positioned to the rear along with a modern family bathroom fitted with a low-level WC, pedestal wash hand basin and mixer tap with shower attachment. To the front is a contemporary high-gloss grey kitchen, enjoying far-reaching views across the old

runway towards Dartmoor. The kitchen is well equipped with a built-in gas hob, extractor hood, electric oven and integrated fridge freezer, and offers ample space for a dining table beside the impressive floor-to-ceiling window.

The second floor provides two further bedrooms to the rear, along with the spacious main bedroom benefitting from a Jack and Jill shower room accessible both from the bedroom and the landing.

Additional features include uPVC double glazing and gas central heating throughout, ample off-road parking to the front of the property, and garage storage.

Tenure - Freehold
Council tax band - D
EPC rating - B







Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





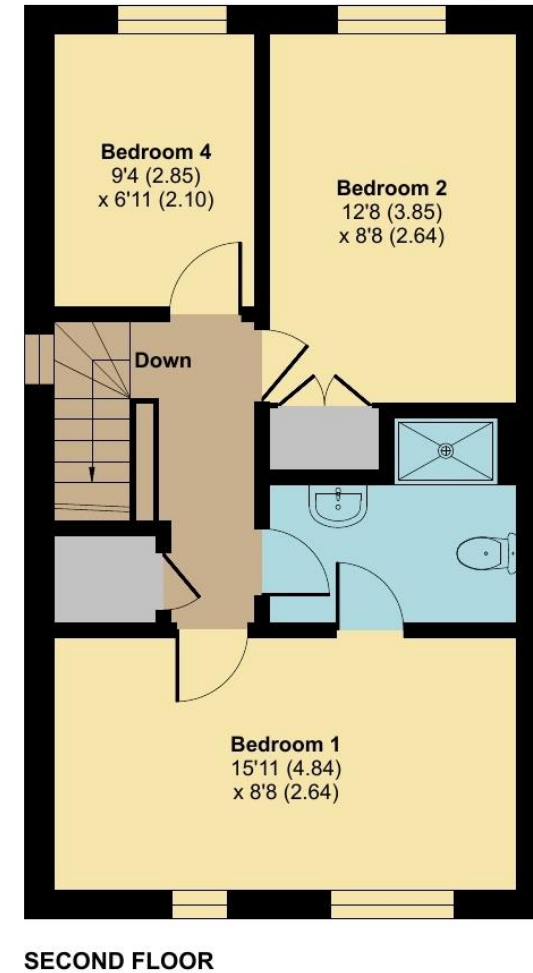
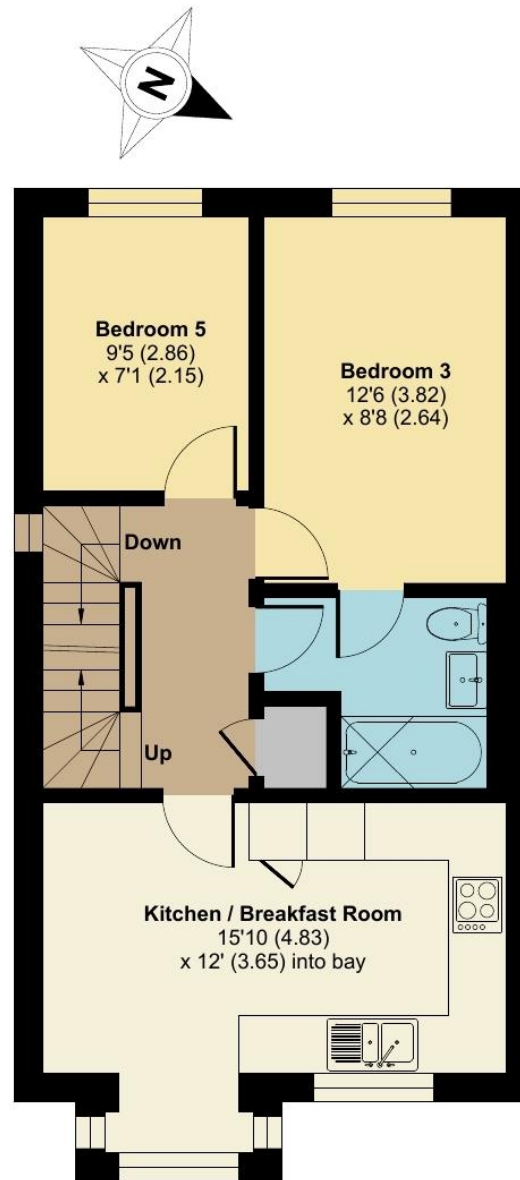
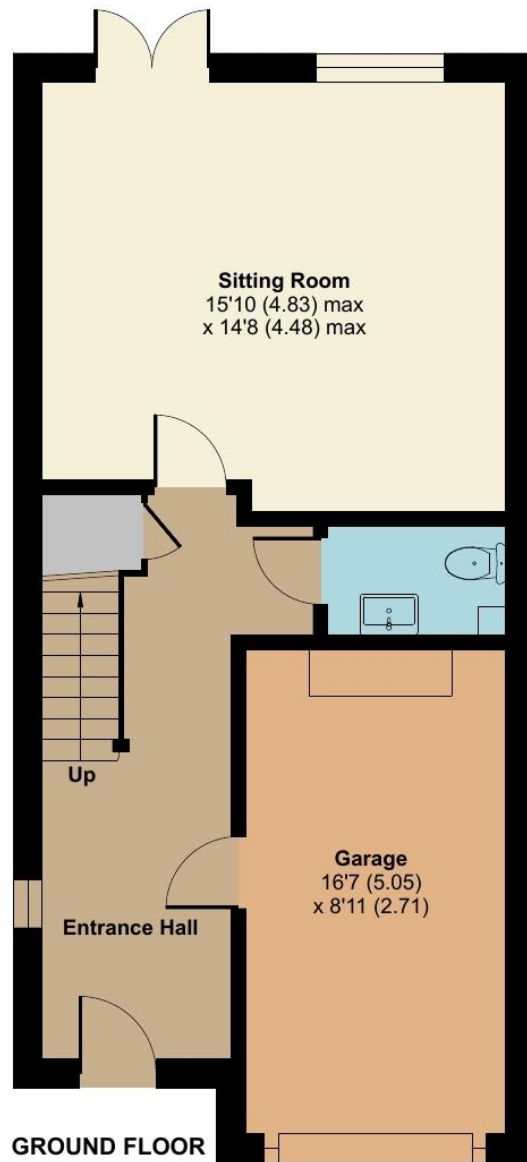
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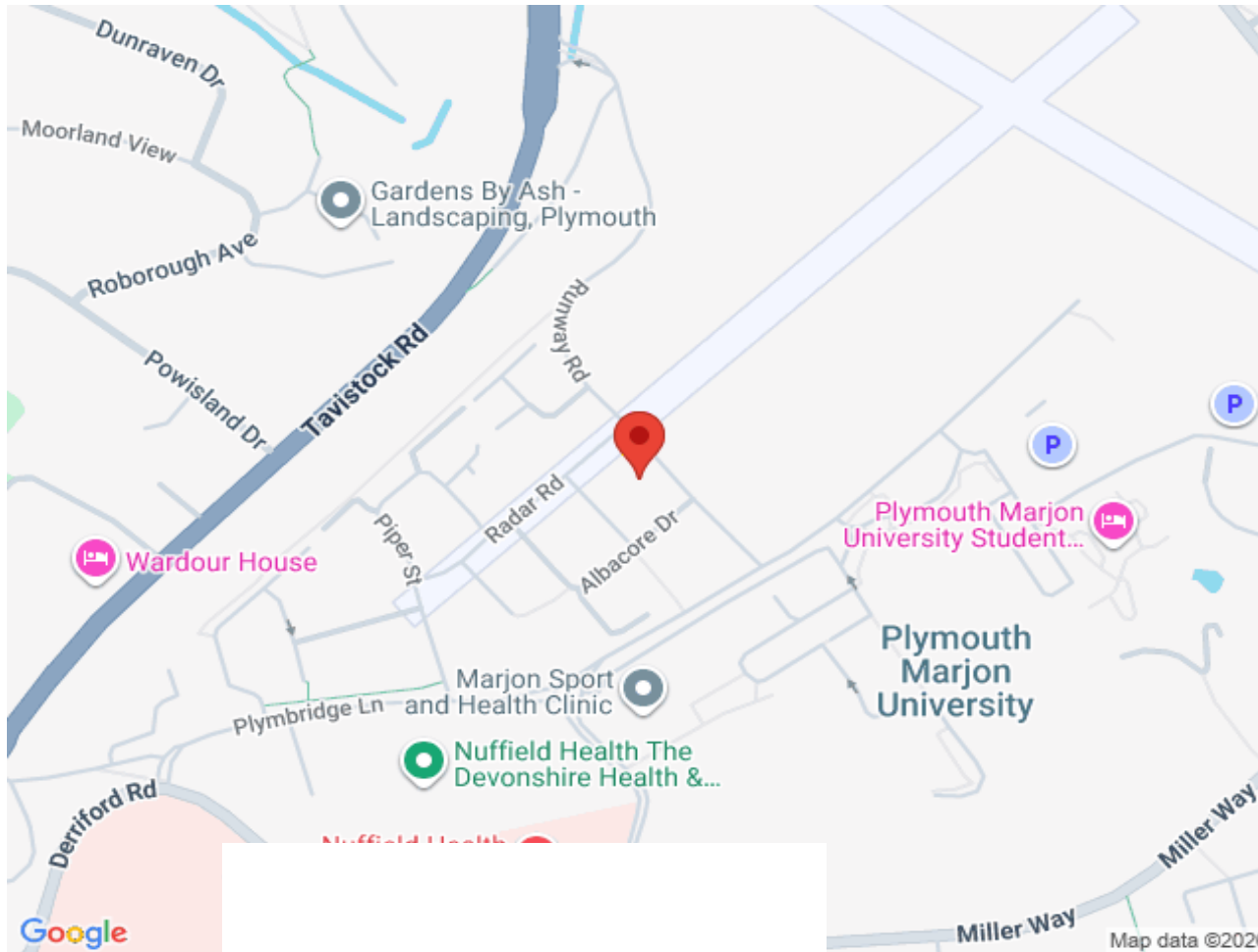
Approximate Area = 1336 sq ft / 124.1 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1483 sq ft / 137.7 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		