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£475,000 FREEHOLD

A substantial four bedroom 1970's built detached house, two versatile reception rooms, double garage with power & light, driveway parking for several cars. A large south-facing garden to the rear of the property, warm air heating and UPVC double glazing.

8 LOOSELEIGH CLOSE, DERRIFORD, PLYMOUTH, PL6 5JQ

EPC - D

The Property Ombudsman
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PROPERTY DETAILS

Situated in the popular residential area of Derriford, this spacious and versatile four-bedroom detached property is offered to the market with no onward chain, making it appealing for buyers seeking a straightforward transaction. Built in the 1970's, the property retains the character of its era and provides excellent potential for modernisation and improvement. Internally, the accommodation comprises two well-proportioned reception rooms, including a lounge/dining room and a sitting room/sunroom, which enjoys direct access to the south-facing rear garden. Upstairs, there are four well-proportioned bedrooms, three of which benefit from built-in wardrobes, as well as a family bathroom and a separate shower room. Outside, the fully enclosed south-facing rear garden features a lawn and well-stocked flower beds, creating an ideal space for outdoor dining and relaxation. Further benefits include UPVC double glazing and warm air heating.

COUNCIL TAX BAND – F

UPVC double glazed door to;

ENTRANCE PORCH
10'1 x 6'2 (3.1m x 1.9m)
A spacious entrance porch with UPVC double glazed windows to front and side elevations. Further glazed door to;

ENTRANCE HALL
A spacious entrance hall with staircase to first floor and storage cupboard under, built-in cloaks cupboard, doors lead from the entrance hall providing access to all ground floor rooms.

CLOAKROOM
White suite comprising low level WC, pedestal wash hand basin, UPVC double glazed window to front elevation, internal door to garage.

LOUNGE/DINING ROOM
26'9 x 11'8 narrowing to 8'5 in dining area
(8.2m x 3.6m narrowing to 2.6m in dining area)
UPVC double glazed window to rear elevation with adjacent matching UPVC double glazed sliding patio doors providing access to the rear south-facing garden, further double doors to;

SECOND SITTING ROOM/SUN LOUNGE
16'4 x 10'4 (5m x 3.2m)
A triple aspect room with UPVC double glazed windows to each side and UPVC double glazed patio doors providing access to the rear south-facing garden.

KITCHEN/BREAKFAST ROOM
15'4 x 12'4 (4.7m x 3.8m)
Well fitted with range of base and eye level storage cupboards, fitted worktops, inset single bowl, double drainer, stainless steel sink unit, plumbing for washing machine and dishwasher, integrated oven and gas hob, cupboard housing gas boiler providing hot water and warm air heating, UPVC double glazed window to front elevation, further door to;

SIDE PORCH
UPVC double glazed door providing side access and access to the rear garden. Door to built-in pantry cupboard.

FIRST FLOOR

LANDING
Access to loft space, built-in airing cupboard, UPVC double glazed window to side elevation. Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE
12’1 x 11’8 (3.7m x 3.6m)
Built-in wardrobe, UPVC double glazed window to rear elevation.

BEDROOM TWO
12’7 x 9’1 (3.9m x 2.8m)
Built-in wardrobe, UPVC double glazed window to rear elevation.

BEDROOM THREE
9’5 x 7’5 (2.9m x 2.3m)
UPVC double glazed window to front elevation.

BEDROOM FOUR
9’1 x 7’8 (2.8m x 2.4m)
Built-in wardrobe, UPVC double glazed to front elevation.

BATHROOM
White suite comprising panelled bath, pedestal wash hand basin, heated towel rail, UPVC double glazed window to side elevation.

SHOWER ROOM
White suite comprising low level WC, corner shower cubicle, pedestal basin with taps, part-tiled walls, opaque UPVC double glazed window to front elevation.

GARAGE
Being double in size with up and over electric door, window to side elevation, power and light connected.

OUTSIDE
To the front of the property is a large block-paved driveway, providing parking for several cars with pedestrian access running along the side of the house, giving access to the rear south-facing garden. The rear garden is fully enclosed, offering a good deal of privacy and seclusion, enjoying a south facing aspect laid mainly to lawn, with well stocked surrounding flower beds and boarders.

DERRIFORD
Derriford is a well-established and popular residential area in the north of Plymouth, ideally positioned for access to a wide range of local amenities, shopping facilities and transport links. The area is home to Derriford Hospital and is well served by regular bus services, with convenient road connections to Plymouth city centre, the A38 and the surrounding Devon and Cornwall countryside.

BUYERS INFORMATION
As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants.

To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

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:

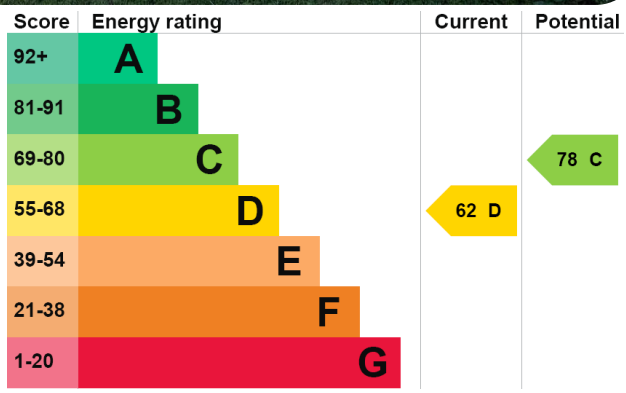
1.The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various 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.







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