



24 Albacore Drive, Derriford, Plymouth
Plymouth

£240,000

A modern two double bedroom mid terrace property built by the award winning builder Cavanna homes in 2017. The property is situated within this highly regarded North Plymouth development which offers easy access to Derriford Hospital, Business Park and Marjon University.

The living accommodation, which is well presented throughout in tasteful neutral colours is arranged over two floors and comprises: Entrance hall, cloakroom, lounge with built-in storage cupboard and a modern fitted kitchen/diner with built in electric oven and four ring gas hob on the ground floor. On the first floor, a landing leads to two double bedrooms, bedroom one has the benefit of en-suite bathroom. Bedroom two has an en-suite shower room.

Externally, to the front there is a driveway providing parking for one vehicle and to the rear a patio area leads to a level lawned garden enclosed by fenced boundaries.

The property also has the benefit of PVCu double glazing, gas central heating, solar panels.

An internal viewing is highly recommended to truly appreciate this wonderful home.

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.

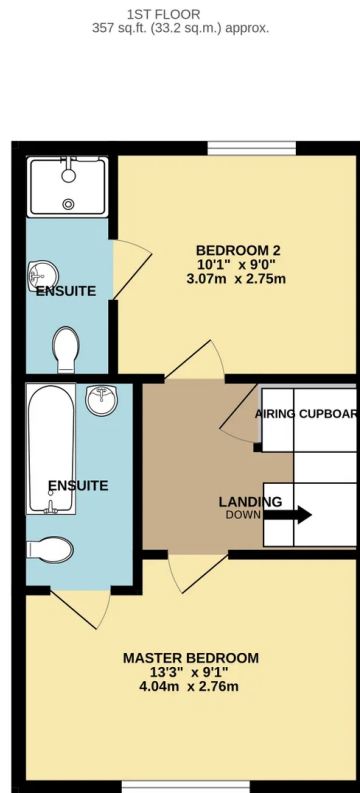
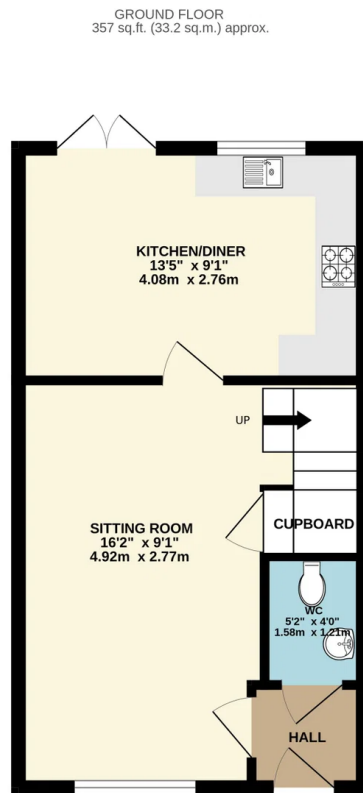
The nearby Derriford Business Park adds further convenience, with major retailers including Marks & Spencer, The Range and Aldi, along with a range of other shops and a gym, providing everything residents need within easy reach.

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.

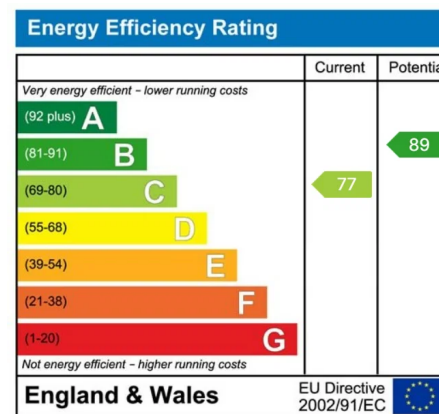
Derriford is also well placed for commuting, with quick access to the A38 and regular bus routes into the city centre and surrounding areas.

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.





TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.
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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OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2026/2027 is £1899.22 (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

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

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.



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