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£215,000 FREEHOLD

A modern two double bedroom terraced house, open plan living accommodation, off road parking, south facing rear garden and would make the perfect first time buy or buy to let opportunity.

BLUEBELL STREET, DERRIFORD, PLYMOUTH

EPC – B



PROPERTY DETAILS

A modern, two double-bedroom terraced house featuring a south-facing garden with pleasant views across Forder Valley. The property also benefits from off-road parking, double glazing and central heating. Ideally suited to first-time buyers, young families or buy-to-let investors, the property is conveniently located close to Derriford Hospital, Derriford Business Park and The George Park & Ride, with easy access to the A38 and Plymouth city centre.

The accommodation comprises of an entrance hallway, open plan kitchen/living room/dining room, ground floor cloakroom, two double bedrooms, and a family bathroom. An early viewing is recommended to avoid disappointment!

COUNCIL TAX BAND – B

Canopied entrance with double glazed door to;

ENTRANCE HALL

Staircase to first floor, panelled radiator, door to;

KITCHEN/LIVING/DINING ROOM

22'2 x 12'3 (6.75m x 3.73m)

Kitchen comprising an excellent range of white high gloss base and eye level storage cupboards with marble effect rolled top working surfaces, inset one and a half bowl single drainer, stainless steel sink unit with mixer tap, adjacent recess suitable for upright fridge/freezer, further recess with plumbing for washing machine, integrated oven and four burner gas hob with stainless steel splashback and extractor canopy over, built in cupboard housing wall mounted gas boiler providing hot water and central heating. Breakfast bar peninsula unit divides the kitchen from living area, UPVC double glazed window to front elevation, ceiling spotlights, recess area under stairs, living area comprising two panelled radiators UPVC double glazed French doors lead onto south facing rear garden.

CLOAKROOM

Modern white suite comprising low level WC, pedestal basin, tiled surround, extractor fan, panelled radiator. Wood effect flooring continues throughout the ground floor.

FIRST FLOOR

LANDING

Access to roof space, doors lead from the landing providing access to all first floor rooms.

BEDROOM ONE

7'10 x 12'3 (2.38m x 3.73m)

Panelled radiator, UPVC double glazed window to rear elevation enjoying pleasing open aspect across Forder Valley.

BEDROOM TWO

7'8 max x 12'3 (2.33m x 3.73m)

Panelled radiator, two UPVC double glazed windows to front elevation.

BATHROOM

Modern white suite comprising panelled bath with central mixer tap and mixer shower over with fully tiled surround, glazed shower screen, pedestal basin, low level WC, extractor fan, heated towel rail, wood effect flooring.

OUTSIDE

To the front of the property is a single car hardstand allocated to the house. Whilst the rear garden is fully enclosed, offering a good degree of privacy and seclusion with high larch lap fencing. Immediately to the rear of the property is a decked area with wooden balustrading leading to a further decked area and lawn beyond. There is a corner pedestrian gate providing access along the rear of the property and to the side.

ADDITIONAL INFORMATION

The tenure of the property is freehold. We understand from the seller of the property that an annual service/maintenance fee is payable to FirstPort Property Management at a cost of approx. £180.00.

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)

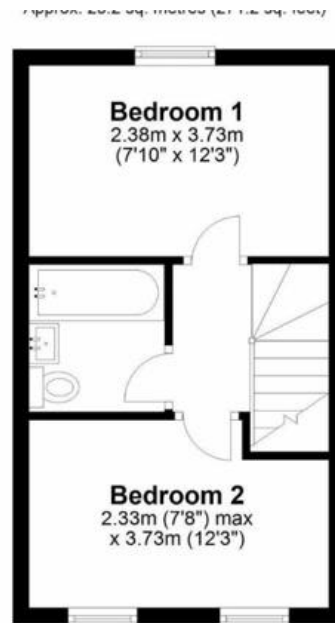
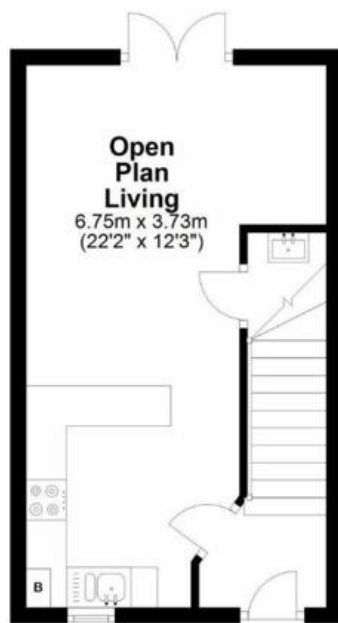
The Consumer Protection Regulations

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.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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