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£240,000 FREEHOLD

A modern three bedroom semi-detached house, 2 allocated parking spaces, south-facing enclosed rear garden, owned solar panels, double glazed and centrally heated
BUTTERCUP ROAD, DERRIFORD, PLYMOUTH



PROPERTY DETAILS

Situated within the highly sought-after Palmerston Heights development in Derriford, this spacious three-bedroom semi-detached home enjoys a superb position with open woodland views to the front, a sunny south-facing rear garden and two allocated parking spaces conveniently located directly in front of the property. Located close to Derriford Hospital, Plymouth Marjon University, excellent local schools, transport links including the A38, and a wide range of amenities, making it an ideal location for first-time buyers, growing families or professionals. The ground floor comprises an entrance hallway with a convenient downstairs WC, a spacious living room and separate kitchen/dining room with French doors opening directly onto the south-facing rear garden. Upstairs, the property offers three well-proportioned bedrooms, the master bedroom benefitting from its own en-suite shower room and a modern family bathroom.

Service/maintenance charges – £180.00 per annum

Council tax band – C

EPC – B

Opaque double glazed composite door to;

ENTRANCE HALL

Panelled radiator, wood effect flooring, stairs to first floor, doors lead off the entrance hall providing access to all ground floor rooms.

CLOAKROOM

Modern white suite comprising low level WC, pedestal basin with tiled splashback, radiator, opaque UPVC double glazed window to front elevation.

LIVING ROOM

14'3 x 11'7 (4.34m x 3.54m)

Panelled radiator, built-in storage cupboard under stairs, UPVC double glazed window to front elevation. Door to;

KITCHEN/DINING ROOM

15'2 x 8'9 (4.63m x 2.67m)

A range of modern light grey base and eye level storage cupboards, marble effect worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, flanked by two adjacent recess areas, one with plumbing for a washing machine and the other for a dishwasher, integrated oven and 4 ring induction hob with extractor canopy over, space for an upright fridge/freezer, cupboard housing a wall mounted gas boiler providing hot water and central heating, panelled radiator, tile effect flooring, UPVC double glazed window and matching French doors providing access to the rear south-facing garden.

FIRST FLOOR

LANDING

Access to insulated loft space, built-in storage cupboard with hanging rail, doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

11'7 x 9'4 (3.53m x 2.84m)

Panelled radiator, built-in storage cupboard over stairs, UPVC double glazed window to front elevation, door to;

EN-SUITE SHOWER ROOM

6'2 x 5'2 (1.9m max x 1.6m)

Glazed and tiled shower cubicle with mixer shower and rainwater shower head, pedestal basin with tiled surround, low level WC, wood effect flooring, heated towel rail, opaque UPVC double glazed window to front elevation, extractor fan.

BEDROOM TWO

9'0 x 7'5 (2.74m x 2.26m)

Panelled radiator, UPVC double glazed window to rear elevation enjoying views towards Forder Valley and Crownhill.

BEDROOM THREE

7'5 x 5'8 (2.26m x 1.73m)

Panelled radiator, UPVC double glazed window to rear elevation enjoying similar views to bedroom two.

BATHROOM

5'9 x 5'5 (1.8m x 1.7m)

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

OUTSIDE

Immediately to the front of the property are 2 allocated parking spaces, belonging to the property. Whilst the rear garden is fully enclosed, offering a high degree of privacy and seclusion with larch lap fencing. Arranged over 2 levels, a large patio area and astroturf/lawned garden to the lower section. The rear garden enjoys a southerly aspect, making this the perfect space for entertaining and BBQ's in the summer months. The property has the added benefit of having owned solar panels installed, making this a great energy efficient home with low cost utilities. A wooden gate provides rear and side access to the property.

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.

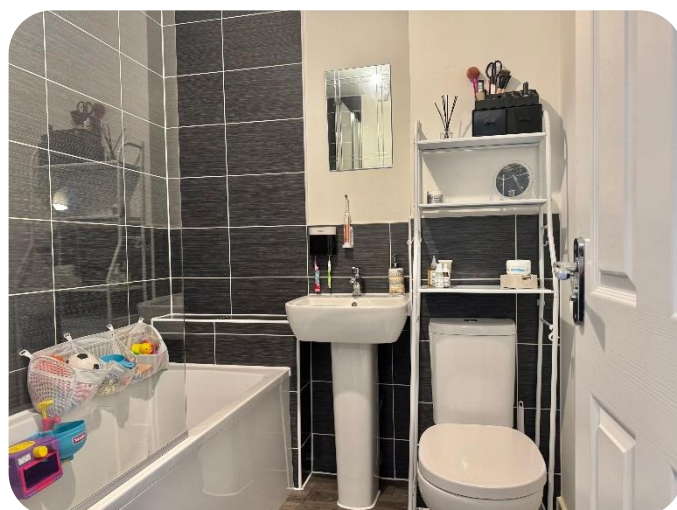
The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

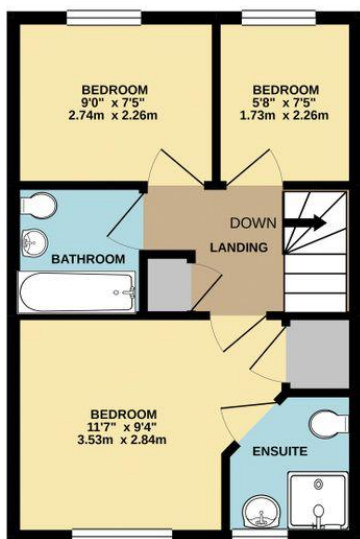
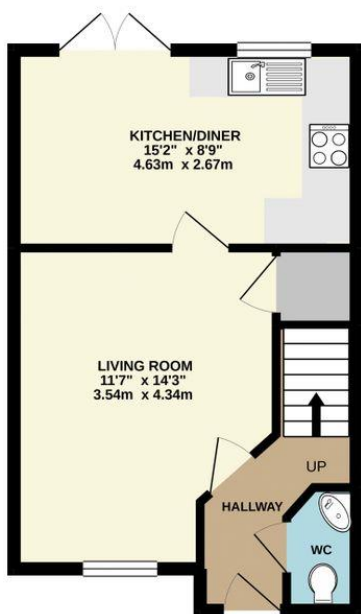
1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how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



GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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