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£215,000 FREEHOLD

A modern two double bedroom mid-terraced house boasting off road parking. Spacious open plan living accommodation with useful pantry cupboard, modern fitted bathroom, and an enclosed, low-maintenance rear garden.

BLUEBELL STREET, DERRIFORD, PLYMOUTH

EPC – B

The Property Ombudsman
rightmove.co.uk The UK's number one property website
Zoopla

PROPERTY DETAILS

Situated within the popular Palmerston Heights development in Derriford, this modern two bedroom terraced house would make an ideal first-time purchase or investment opportunity. Conveniently located, close to Derriford Hospital, local shops and supermarkets, the property also offers easy access to the A38, Plymouth city centre and Dartmoor National Park.

The property offers an entrance hallway, spacious open-plan lounge/kitchen/diner with a useful built-in pantry cupboard, two bedrooms and a modern family bathroom. Further benefits include UPVC double glazing, central heating, an enclosed, low-maintenance rear garden and allocated parking to the front.

COUNCIL TAX BAND – B

Double glazed front door to;

ENTRANCE HALL
Staircase to first floor, wood effect flooring, panelled radiator. Door to;

OPEN PLAN KITCHEN/LIVING/DINING ROOM
22'2 x 12'3 (6.75m x 3.73m)
The kitchen area comprising of a range of base and eye level storage cupboards, marble effect worktops, inset one and a half bowl single drainer, stainless steel sink unit with mixer tap, integrated fridge/freezer, adjacent recess with plumbing for washing machine, integrated oven and four burner electric hob and extractor over, cupboard housing wall mounted gas boiler providing hot water and central heating. Breakfast bar peninsula unit divides the kitchen from living area with fitted cupboards under, UPVC double glazed window to front elevation, recess area under stairs. The living area comprising two panelled radiators, UPVC double glazed French doors providing access to the rear garden. Wood effect flooring runs throughout the whole of the ground floor.

PANTRY CUPBOARD
Please note, this space was formerly a downstairs cloakroom and can be changed back to its original use. Fitted shelving, wood effect flooring and lighting connected.

FIRST FLOOR

LANDING
Doors lead off the landing providing access to all first floor rooms, panelled radiator.

BEDROOM ONE
7'10 x 12'3 (2.38m x 3.73m)
Panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM TWO
7'8 x 12'3 (2.33m x 3.73m)
Panelled radiator, two UPVC double glazed windows to front elevations.

BATHROOM
A modern bathroom fitted with a panelled bath, glass shower screen and fully tiled surround, complemented by contemporary chrome shower fittings. Pedestal wash basin with tiled surround, low level WC, wood effect flooring, extractor fan.

OUTSIDE
To the front of the property is an off-road parking space for 1 car. Whilst to the rear of the property is a paved patio area leading to a raised lawn, accessed via central steps. The garden is enclosed by timber fencing to both sides, providing a good degree of privacy. A further patio area at the upper level of the garden provides space for outdoor seating and entertaining.

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:

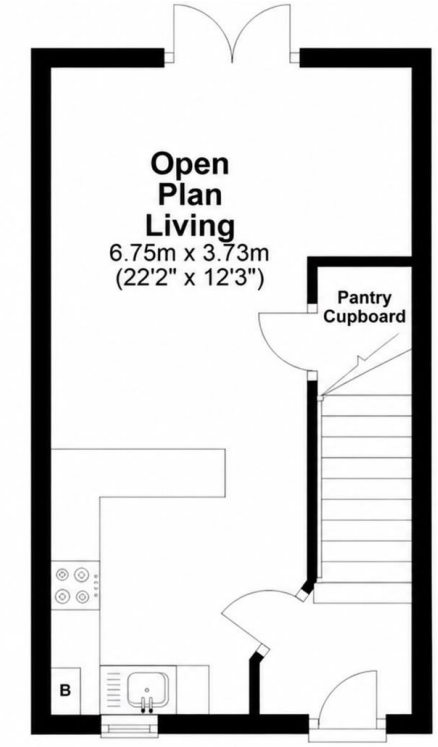
1.The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various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

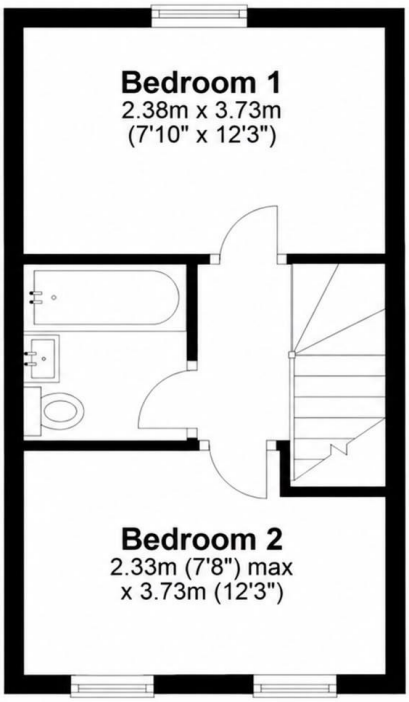
Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. 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.

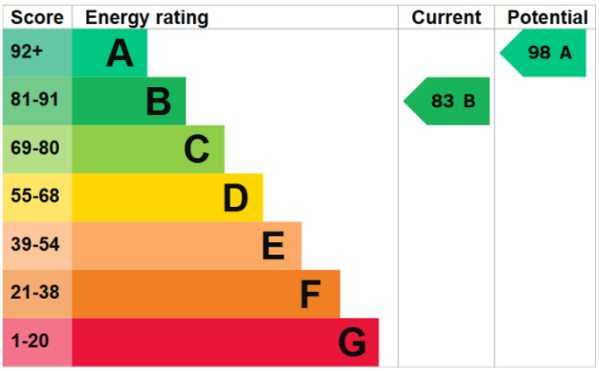
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.











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