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£220,000 LEASEHOLD

A modern two double bedroom end-terraced house, good sized kitchen/diner, a spacious lounge with woodland views, 1 allocated parking space, a low-maintenance south-facing garden, double glazing and central heating.

BUTTERCUP ROAD, DERRIFORD, PLYMOUTH

EPC - B



PROPERTY DETAILS

Situated within the highly sought-after modern development of Palmerston Heights in Derriford, this beautifully presented two double bedroom end-terraced home offers an exceptional opportunity for first-time buyers and buy-to-let investors alike. Ideally positioned just moments from Derriford Hospital, well-regarded schools and nurseries, and a range of local amenities, the property also benefits from excellent transport links with easy access to the City Centre and the A38. Boasting a desirable south-facing rear aspect, contemporary living spaces throughout, allocated parking, double glazing and central heating, this superb home combines comfort, convenience and lifestyle all in one.

COUNCIL TAX BAND – B

Opaque double-glazed door to;

ENTRANCE HALL

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

CLOAKROOM

White suite comprising a low-level WC, wash hand basin with taps and tiled surround, panelled radiator, wood effect flooring, opaque UPVC double glazed window to front elevation. The cloakroom also houses the fuse box.

LOUNGE

15'1 x 9'5 (4.9m x 2.9m)

UPVC double glazed window to front elevation enjoying open woodland views, panelled radiator. Door to;

KITCHEN/DINING ROOM

12'6 x 8'1 (3.8m x 2.5m)

Fitted with a range of base and eye level storage cupboards, wood effect worktops, white ceramic kitchen sink with mixer tap, cupboard housing a wall mounted gas boiler providing hot water and central heating, adjacent recess with space for a washing machine and space for a dishwasher, integrated oven and induction hob with extractor over and glass splashback, space for an American style fridge freezer, wood effect flooring, ceiling spotlights, part-tiled walls, UPVC double glazed window to rear elevation and adjacent matching double glazed French doors providing access to the rear south-facing garden.

FIRST FLOOR

LANDING

Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

12'5 x 8'1 (3.8m x 2.5m)

Access to loft space, UPVC double glazed window enjoying views of the south-facing rear garden and across Forder Valley Nature Reserve and Crownhill.

BATHROOM

Modern white suite comprising panelled bath with taps, fully tiled surround, rainfall shower head and shower attachment, pedestal wash hand basin with taps, low level WC, wood effect flooring, opaque UPVC double glazed window to side elevation.

BEDROOM TWO

12'5 x 8'5 (3.8m x 2.6m)

Panelled radiator, built-in storage cupboard over stairs, two UPVC double glazed windows to front elevation with charming woodland views.

OUTSIDE

To the rear of the property is a low-maintenance south-facing garden, enjoying an excellent degree of privacy and seclusion. Enclosed by modern timber fencing and featuring a well-kept lawn bordered by decorative stone chippings. A generous paved patio provides the perfect setting for al fresco dining and entertaining, with ample space for outdoor seating and a BBQ area. The garden also benefits from a timber storage shed and raised planters. A timber gate offers convenient side access, leading through to the front of the property, where an allocated parking space is situated directly outside.

ADDITIONAL INFORMATION

The tenure of the property currently is leasehold with 990 years remaining on the lease. The sale of the property will include the transfer of the freehold, on completion. FirstPort Property Management oversees a yearly service and maintenance charge of £180.00 alongside an annual ground rent of £150.00.

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.

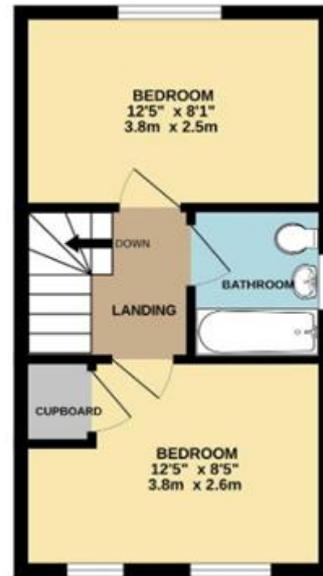
Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries.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



GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.

1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan prepared here, measurements of doors, windows, stairs 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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Score	Energy rating	Current	Potential
92+	A		97 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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