

Guide Price £280,000



24 SANDPIPER ROAD, DERRIFORD, PLYMOUTH, PL6 8EJ

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

FULL DESCRIPTION

A three bedroom semi detached property built in 2016 enjoying attractive countryside views from the front within the popular North Plymouth Palmerston Heights Development, offering easy access to Derriford Hospital and Marjon University. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises entrance porch, cloakroom, lounge and a modern fitted kitchen/diner finished in white gloss units with a built-in electric oven and four ring gas hob, dishwasher and washing machine on the ground floor. On the first floor a landing with built in storage cupboard leads to a family bathroom and three bedrooms, bedroom one has the benefit of an en suite shower room.

Externally to the front there is a driveway providing parking for one vehicle with an adjacent lawned garden leading to the integral a garage which has power and light connected and a metal up and over door. At the rear there is a level lawned garden with steps leading to a raised patio area enclosed by fence boundaries.

The property also benefits from PVCu double glazing, gas central heating and the remainder of the NHBC certificate.

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

OUTGOINGS

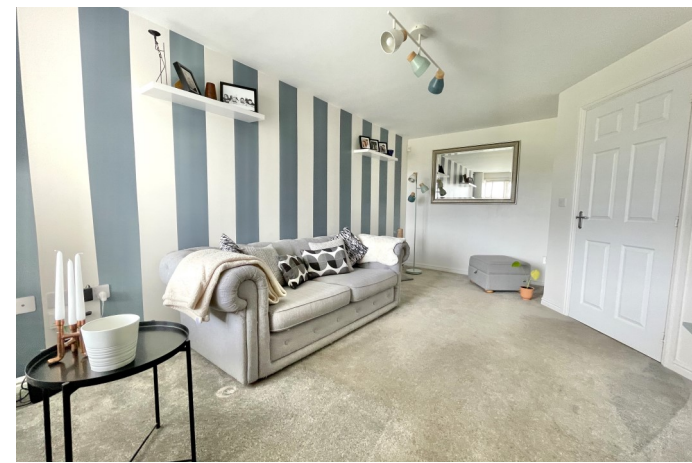
We understand the property is in band ' C ' for council tax purposes and the amount payable for the year 2022/2023 is £1,876.95. (by internet enquiry with Plymouth City Council). These details are subject to change. There is a service charge of £179.99 PA.

DERRIFORD

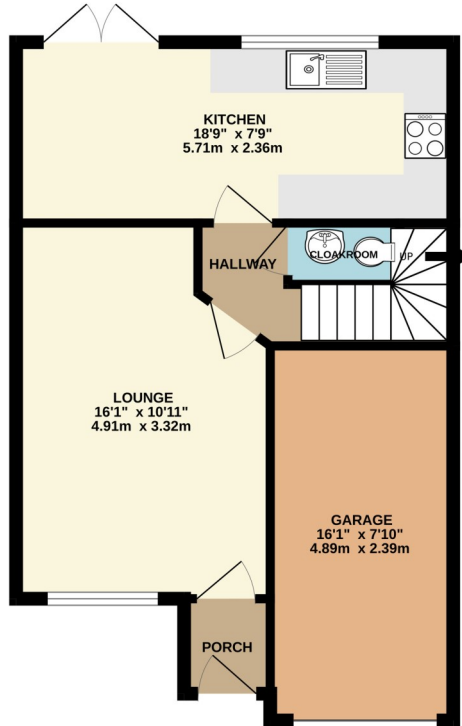
Is well placed for all local amenities and is approximately four miles north of Plymouth city centre. Derriford is an established residential area offering a variety of local services, amenities and restaurants lying within close proximity of Derriford Hospital, Derriford Business Park and The University of St Mark and St John. Boasting convenient access to major routes in all directions including the centre and north towards Dartmoor and Tavistock providing a variety of recreational activities.

PLYMOUTH

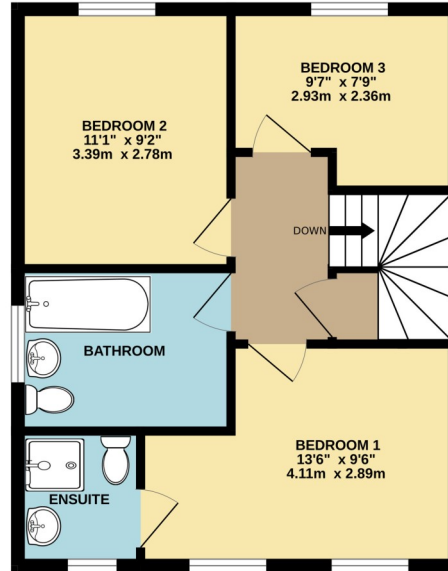
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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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.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

