

Guide Price £300,000



33 RADAR ROAD, DERRIFORD, PLYMOUTH, PL6 8DU

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Lawson are delighted to market this deceptively spacious modern townhouse, just a short walk from all amenities including Derriford Hospital, regular transport links and schooling. This property is a modern construction, approximately 9 years old and benefits from accommodation arranged over three floors comprising; a composite front door leading to an entrance vestibule with a fitted mat and carpeted stairs that ascend to the first floor landing.

A doorway opens into the kitchen which is fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, breakfast bar, a fitted electric oven, four burner gas hob, filter canopy, space for fridge freezer, plumbing for washing machine, wall mounted Ideal Logic boiler, stainless steel sink drain unit with mixer tap, a window to the front elevation and spotlights.

The kitchen opens into the lounge dining room; a spacious room with French doors leading out to the rear garden and a doorway to the cloakroom. The cloakroom has a low level WC, pedestal wash hand basin with tiled splash backs.

From the entrance hall, carpeted stairs ascend to the first floor landing with a doorway to bedroom one. Bedroom one is a spacious double with windows overlooking the rear garden and an en suite shower room which is fitted with a matching white 3 piece suite comprising a low level WC, pedestal wash hand basin with tiled splash back and shaver point, a tiled shower cubicle with direct feed pressurised Mira shower unit and inset spotlights.

Bedroom two is a further double and has a box bay window to the front elevation. Carpeted stairs then ascend to the second floor landing with a doorway leading to bedroom three.

Bedroom three is a further double with a window to the front elevation and an airing cupboard which is housing the hot water cylinder and the solar panel control unit. Bedroom four is a further double and has a window to the rear.

The family bathroom is fitted with a matching white 3 piece suite comprising, a panel enclosed bath with a telephone style shower mixer tap and tiled splash backs, low level WC, pedestal wash hand basin and wood effect flooring.

Externally, to the front of the property there is a driveway providing parking for two vehicles. To the rear of the property, the garden is fully fence enclosed, flagged patio and a level lawn. There is a gateway and path providing rear access.

The property has the benefit of gas central heating, solar panels and PVCu double glazing.

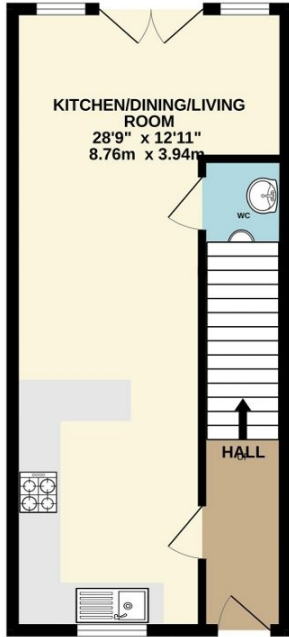
DERRIFORD

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.



FLOOR PLAN

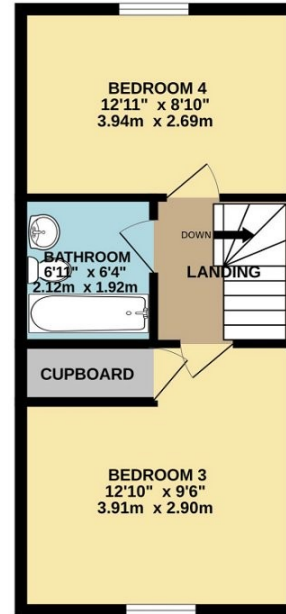
GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connections are FTTC and FTTP.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1,968.77 (by internet enquiry with Plymouth City Council). These details are subject to change.

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.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

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	

