

**Price £325,000 Freehold**



**79 PIPER STREET, DERRIFORD, PLYMOUTH, PL6 8DJ**

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



## FULL DESCRIPTION

A spacious three/four bedroom end terrace townhouse built by the award winning builder Cavanna Homes in 2015 situated within this highly regarded north Plymouth development offering easy access to Derriford Hospital, Marjon University and Derriford business park. The living accommodation which is arranged over three levels comprises; entrance hall, cloakroom, reception/bedroom four and a modern fitted kitchen with built in electric oven and four ring gas hob with French doors to the rear garden on the ground floor. On the first floor a landing leads to a lounge, a further double bedroom and family bathroom and on the top floor there are two further double bedrooms and a shower room.

Externally, to the rear there is a paved area leading to a low maintenance artificial lawned garden enclosed by fence and walled boundaries with a gate leading to a single garage with a metal up and over door with power and light connected. There is a driveway immediately to the front of the garage providing parking for one car. The property also benefits from PVCu double glazing, gas central heating, solar panels and is being offered to the market with no onward chain. An internal viewing is highly recommended to truly appreciate this wonderful family home.

## 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.

## 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.



## 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

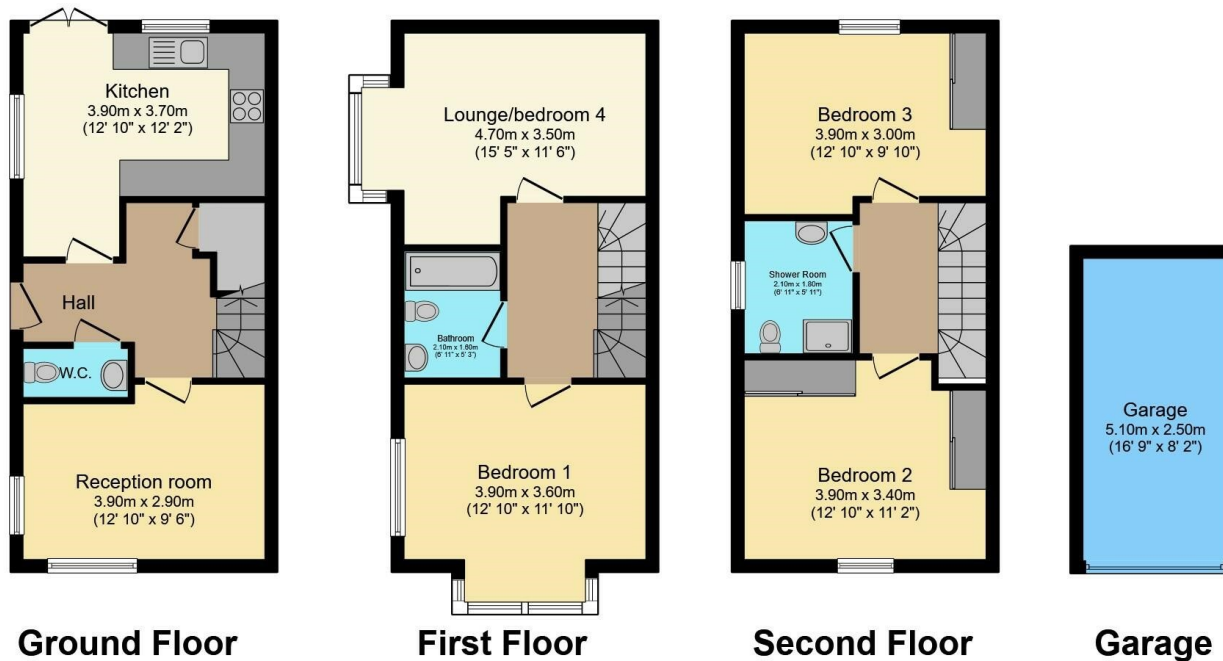
## OUTGOINGS

We understand the property is in band ' C ' for council tax purposes and the amount payable for the year 2024/2025 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.

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Total floor area 119.0 sq.m. (1,281 sq.ft.) approx

