

**Price £250,000**



**19 BLUEBELL STREET, DERRIFORD, PLYMOUTH, PL6 8DY**

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



A three bedroom semi detached property, built by Persimmon Homes in 2016 situated in this highly regarded North Plymouth development, offering easy access to a host of local amenities including, Derriford Hospital, The Business Park and Marjon University. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels comprises, entrance hall, lounge, cloakroom, a modern fitted kitchen on the ground floor.

On the first floor, the landing leads to a modern family bathroom and three bedrooms, bedroom one has the benefit of an en-suite shower room.

Externally, to the front of the property there are two parking spaces leading to a small front garden and at the rear, there is a raised timber decked area with steps leading down to a levelled lawned garden area which is enclosed by fence boundaries.

The property also benefits from PVCu double glazing, gas central heating and the remainder of the NHBC certificate. Please note this property is being held on a leasehold basis however, the freehold is available to purchase we believe the term for the lease is 999 years from 2016.

An internal viewing is highly recommended to truly appreciate this wonderful home. Maintenance charges TBC.

### **OUTGOINGS PLYMOUTH**

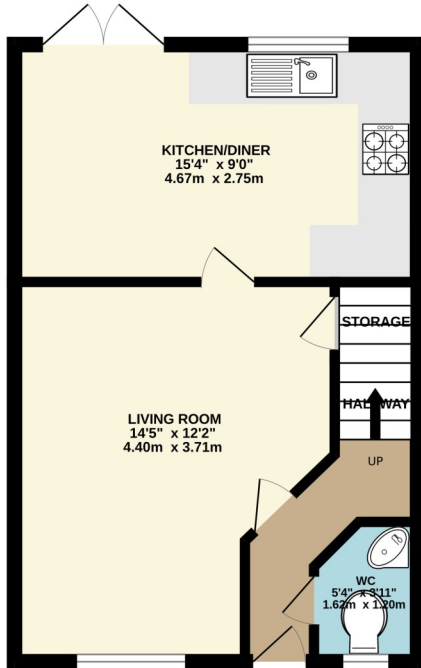
We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1,968.77 (by internet enquiry with Plymouth City Council). These details are subject to change.

### **DERRIFORD**

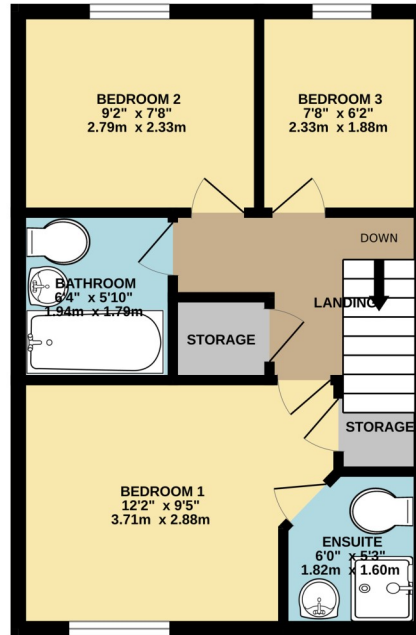
Derriford is well placed for all local amenities and is approximately four miles north of Plymouth city centre. Derriford is an established residential area offering a variety of local services, amenities and restaurants lying within close proximity of Derriford Hospital, Derriford Business Park and 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.



GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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

**OUTGOINGS**

We understand the property is in band ' C ' for council tax purposes and the amount payable for the year 2024/2025 is £ (by internet enquiry with Plymouth City Council). These details are subject to change. The property is held on a leasehold basis.

**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 of 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) <b>A</b>			96
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



