Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



38 Piper Street

Derriford, Plymouth, PL6 8DS

£240,000

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The property is subject to a tenancy which ends 12/11/2026. More photos will be taken once the property is vacant. A semi-detached house built bout 12 years ago & finished to its original specification, featuring uPVC double-glazing & gas central heating. The property offers a spacious lounge, modern fitted kitchen/diner with French doors to the rear garden, a downstairs wc & 2 bedrooms, both with en-suite facilities. The kitchen includes integrated appliances, ample storage & space for a fridge/freezer & washing machine.







PIPER STREET, PLYMOUTH, PL6 8DS

SUMMARY
A semi-detached house built about 12 years old. Finished with the original quality specification throughout. With the benefit of uPVC double-glazing & gas fired central heating with an Ideal Logic System 15 boiler. The property is well serviced with a downstairs cloakroom/wc & both bedrooms have en-suite facilities. The entrance lobby gives access to the downstairs wc & into the generous sized lounge. A spacious modern fitted kitchen/dining room with a window & French doors to the back garden. A range of cupboard & drawer storage, integrated Bosch 4 ring gas hob with extractor over & an Electrolux oven under. A cupboard housing the Ideal Logic gas fired boiler, stainless steel sink, spaces for upright fridge/freezer & space for washing machine. At first floor level, 2 double bedrooms both with en-suite facilities. Level enclosed garden & closeby parking space.

LOCATION
Set in Piper Street on this recently developed site being part of the former airport. Found in this now naturing & popular residential district of Derriford. A number of local services & amenities closeby, including Derriford Hospital & business parks, the College of St Mark & John, Nuffield/Devonshire Health Sports Centre. The position is convenient for access into the city & closeby connection to major routes in other directions.

GROUND FLOOR
Front door into:-

ENTRANCE LOBBY 4'3 x 3'8 (1.30m x 1.12m)
Doors to wc & lounge.

WC 5' x 3'10 (1.52m x 1.17m)
White wc & wash-hand basin.

LOUNGE 16'1 x 9' (4.90m x 2.74m)
Window to the front. Under-stairs cupboard & staircase rises to the first floor.

KITCHEN/DINING ROOM 13'2 x 8'1 (4.01m x 2.46m)
Window & French doors overlook & open to the rear garden. Modern fitted with a good range of cupboard & drawer storage. Ideal gas boiler servicing the central heating & domestic hot water. Stainless steel sink, Bosch 4 ring gas hob with extractor over & Electrolux oven under. 2 spaces for upright fridge/freezer & washing machine.

FIRST FLOOR

LANDING
Airing cupboard with Megaflow high capacity hot water tank & solar (water) heating equipment.

MASTER BEDROOM 13'3 x 11'10 (4.04m x 3.61m)
Box bay window to the front. Door to:-

EN-SUITE BATHROOM 8'4 x 4'7 (2.54m x 1.40m)
Modern suite with bath & shower over. Wc & wash-hand basin.

BEDROOM TWO 10'1 x 8'11 (3.07m x 2.72m)
Window to the rear. Door to:-

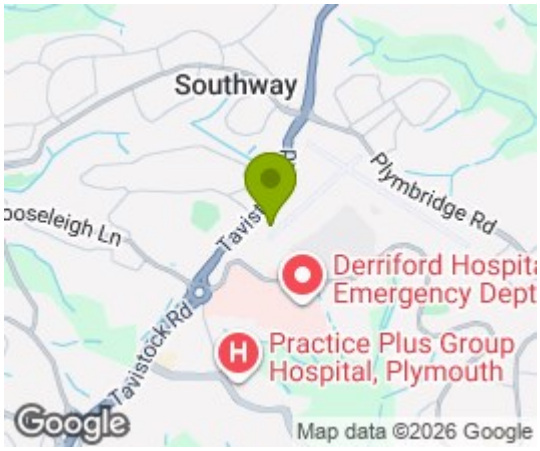
EN-SUITE SHOWER ROOM 9' x 2'10 (2.74m x 0.86m)
Thermostatic shower, wc & wash-hand basin.

EXTERNALLY
A small area to the front. A delightful, low maintenance enclosed level back garden with paved patio & area covered in stone chippings. Wall & fence to the boundaries. Pedestrian gate opens to the rear set carpark. Closeby is a single parking space marked Number 38.

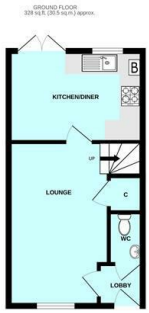
COUNCIL TAX
Plymouth City Council
Council Tax Band: B

SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



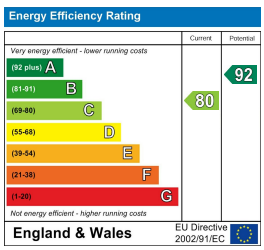
Floor Plans

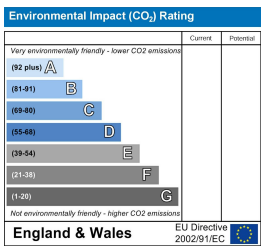




TOTAL FLOOR AREA : 670 sq.ft. (62.2 sq.m.) approx.

Energy Efficiency Graph





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