



## 27 Bluebell Street

Derriford, Plymouth, PL6 8DY

**Offers Over £220,000**



A superbly-presented modern end-terraced house being sold with no onward chain & situated in this highly popular position enjoying fantastic views, off-road parking, landscaped south facing rear garden & balcony. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge, open-plan kitchen/dining room, 2 double bedrooms & bathroom. A benefit of double-glazing, central heating & alarm system.



## BLUEBELL STREET, DERRIFORD, PLYMOUTH, PL6 8DY

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 8'5 x 3'5 (2.57m x 1.04m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor.

### LOUNGE 15'1 x 9'6 (4.60m x 2.90m)

Window with a fitted blind to the front elevation. Under-stairs storage cupboard. Doorway opening into the kitchen/dining room.

### KITCHEN/DINING ROOM 12'7 x 8' (3.84m x 2.44m)

Running the full-width of the property. Ample space for dining table and chairs. Range of matching cabinets with work surfaces and tiled splash-backs. Built-in oven. Inset hob with a stainless-steel splash-back and cooker hood. Space for fridge-freezer. Space and plumbing for a washing machine. Inset ceiling spotlights. Pendant light over the table and chairs. French doors opening onto the decked balcony with fantastic views.

### DOWNSTAIRS CLOAKROOM/WC 4'10 x 2'11 (1.47m x 0.89m)

Fitted with a wc and a pedestal basin with a tiled splash-back. Wall-mounted consumer unit. Inset ceiling spotlight. Obscured window to the front elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

### BEDROOM ONE 12'9 x 8'2 (3.89m x 2.49m)

Situated to the rear of the property. Window to the rear elevation providing lovely views.

### BEDROOM TWO 12'9 x 8'3 to wardrobe rear (3.89m x 2.51m to wardrobe rear)

2 windows with fitted blinds to the front elevation. Built-in wardrobe with 2 hanging rails.

### BATHROOM 6'6 x 5'7 (1.98m x 1.70m)

Comprising a bath with a tiled area surround, shower system over and a shower screen, pedestal basin with a tiled splash-back and wc. Inset ceiling spotlights. Obscured window to the side elevation.

### OUTSIDE

To the front there is a small front garden with shrubs and a parking space outside the front door. The rear garden is south-facing & has been landscaped and comprises a timber decked balcony with galvanised railings. Steps descend to the main area of garden which has been laid to artificial grass together with a small area of decking and a slate chipping border. From the balcony there are lovely views across through Forder Valley across to Plympton.

### AGENT'S NOTE

Management Company is First Port & ground rent of £120 per annum is payable.

### COUNCIL TAX

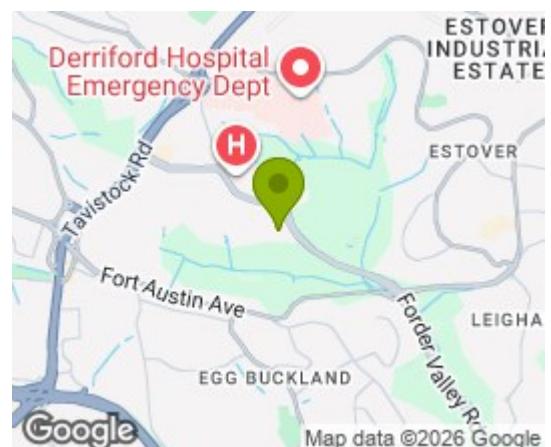
Plymouth City Council

Council Tax Band: B

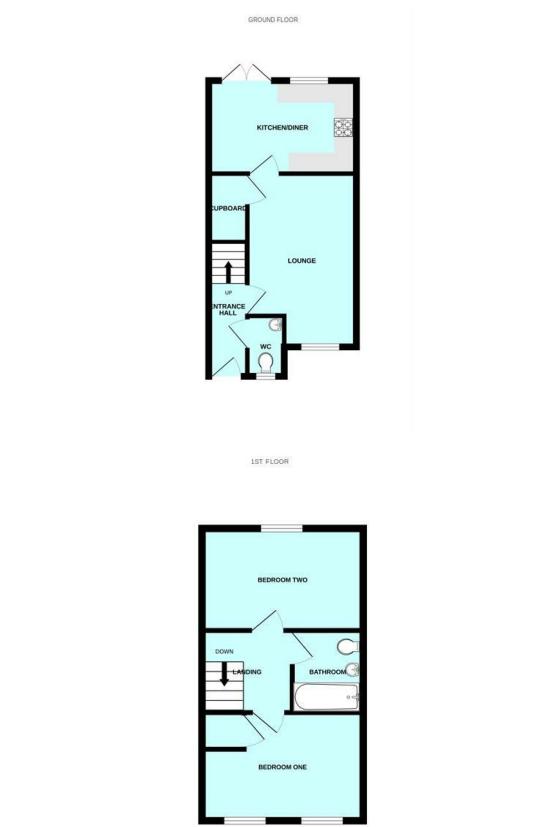
### SERVICES

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

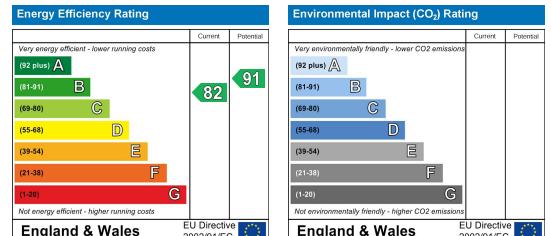
### Area Map



### Floor Plans



### Energy Efficiency Graph



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