# Julian Marks | PEOPLE, PASSION AND SERVICE



# 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 8'3to wardrobe rear (3.89m x 2.51mto 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.

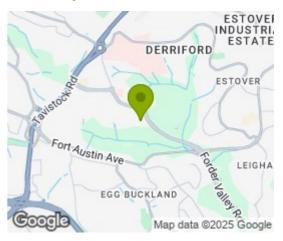
#### **COUNCIL TAX**

Plymouth City Council Council Tax Band: B

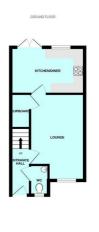
## **SERVICES**

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

# **Area Map**

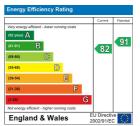


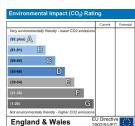
# Floor Plans





# **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.