

Price £199,950



16 COLLEGE DEAN CLOSE, DERRIFORD, PLYMOUTH, PL6 8BP

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

FULL DESCRIPTION

A well-presented two-bedroom mid terrace property, situated in a highly sought after residential location, offering easy access to local amenities including Derriford Hospital, The Business Park, and Marjon University. The living accommodation, which is arranged over two levels comprises, lounge, modern fitted kitchen, and a single glazed garden room/conservatory on the ground floor. On the first floor, the landing leads to two bedrooms and a modern family bathroom.

Externally, there are well maintained front and rear gardens and two parking spaces immediately to the front of the property.

The property also benefits from PVCu double glazing, gas central heating and is being offered to the market with no onward chain.

LIVING ACCOMMODATION

Approached through PVCu double glazed front door to:

LOUNGE

PVCu double glazed window to the front, radiator, and stairs to first floor.

KITCHEN

Roll edge worksurfaces with cream gloss cupboards and drawers under with matching wall units, single drainer stainless steel sink unit with mixer tap, built in electric oven and four ring hob with extractor hood over, plumbing for a washing machine, tiled splash backs and door to:

GARDEN ROOM/CONSERVATORY

Single glazed conservatory/garden room with doors leading to the rear garden.

FIRST FLOOR LANDING

Doors to all first-floor accommodation and access to the loft.

BEDROOM ONE

PVCu double glazed window to the rear, radiator and built in wardrobes with sliding doors.

BEDROOM TWO

PVCu double glazed window to the front and radiator.

BATHROOM

Matching suite comprising, a panelled bath with shower over, low level WC, pedestal wash hand basin, built in storage cupboard, heated towel rail and extractor fan.

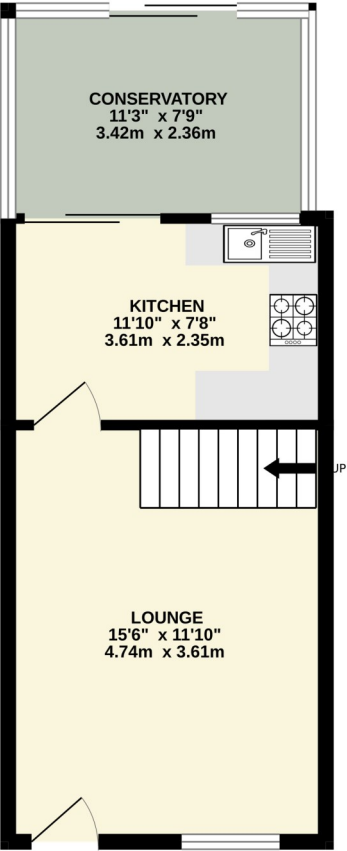
EXTERNALLY

To the front, there are two allocated parking spaces immediately to the front of the property with steps leading to the front door with an adjacent garden. At the rear, there is a tiered garden with paved and lawned areas and is enclosed by fence boundaries.

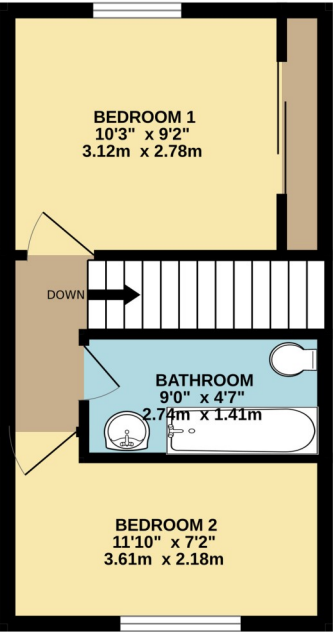


FLOOR PLAN

GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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, electricity and mains drainage. mobile coverage limited, broadband connection FTTP, FTTC and ADSL.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2024/2025 is £1,722.68 (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 2025.

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