



313 TAVISTOCK ROAD, DERRIFORD, PLYMOUTH PL6 8AB

OFFERS OVER £350,000

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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.

PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

A well presented and characterful three double bedroom end terrace cottage situated in an exclusive tucked away position, a short walk from Derriford Hospital and Marjon University.

Approached from the front, a path leads through a charming courtyard cottage garden with seating area to the front door which in turn opens to a useful porch offering a good space for coat and boot storage. A further door opens to a delightful and spacious open plan living area incorporating two wood burning stoves. Doors lead to a useful utility and cloakroom, kitchen/breakfast room and a rear external door. The kitchen/breakfast room enjoys dual aspect windows and is of good quality with high specification integrated appliances, granite work surfaces and matching upstands.

A staircase from the living area ascends to the first floor landing where doors lead to all accommodation which briefly comprises three double bedrooms and a spacious family bathroom. Two of the bedrooms have modern en suite shower rooms, the master of which also benefits from a dressing area and the other with walk in wardrobe. A loft hatch with pull down ladder is also located in the landing and offers a versatile useful loft room with office and Velux windows.

Externally, the private road continues a short way past the property where there is private parking for four cars, a detached garage with an adjacent second south facing enclosed paved garden incorporating an insulated cabin which is currently being used as a bar with power and light and WIFI. The property also benefits from PVCu double glazing and gas central heating.

Approached via a part glazed front door to.

ENTRANCE HALL

Stable door to.

LOUNGE

Wood burning stove on a slate hearth with wooden lintel over, shelving built into recess, PVCu double glazed windows to front and rear, access to kitchen.

DINING ROOM

Bread oven on a tiled hearth, PVCu double glazed window to front, radiator, door to.

CLOAKROOM

Low level W.C, wash hand basin, PVCu double glazed window to rear and side.



KITCHEN/BREAKFAST ROOM

Granite roll edged worksurfaces incorporating a one and a half bowl sink unit with mixer tap, with cupboard and drawers under and matching wall units, built in oven and four ring induction hob with extractor hood over, built in microwave, integrated dishwasher, breakfast bar, tiled floor, radiator, PVCu double glazed windows to front and rear.

FIRST FLOOR LANDING

Access to loft with pull down ladder, the loft has power and light connected with an office at one end and two Velux window.

BEDROOM ONE

PVCu double glazed window to front access to.

DRESSING AREA

PVCu double glazed window to front, door to.

EN SUITE SHOWER ROOM

Comprises tiled shower cubicle with inset rain head shower, low level w.c, pedestal wash hand basin, fully tiled walls, radiator, extractor fan.

BEDROOM TWO

PVCu double glazed window to rear, built in wardrobe, radiator, door to.

EN SUITE SHOWER ROOM

Shower cubicle with inset rain head shower, vanity unit with wash hand basin and built in storage, built in storage, low level w.c, PVCu double glazed window to rear.

BEDROOM THREE

PVCu double glazed window to rear, radiator.

BATHROOM

Suite comprising eagle claw bath with mixer tap and shower attachment, wash hand basin, low level w.c, radiator, tiled walls, tiled floor, PVCu double glazed frosted window to rear.

EXTERNALLY

The second garden is separate to the house and adjacent to the garage where there is low maintenance level paved area enclosed by wall boundaries which gives access to the cabin where there is power and light and WIFI connected. Currently being used as a bar.

GARAGE

Metal up and over door, power and light connected.





SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

B0y appointment with LAWSON.

OUTGOINGS

We understand the property is in band ' E ' for council tax purposes and the amount payable for the year 2023/2024 is £2580.79 (by Internet enquiry Plymouth City Council. These details are subject to change.

STRICTLY BY APPOINTMENT ONLY

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

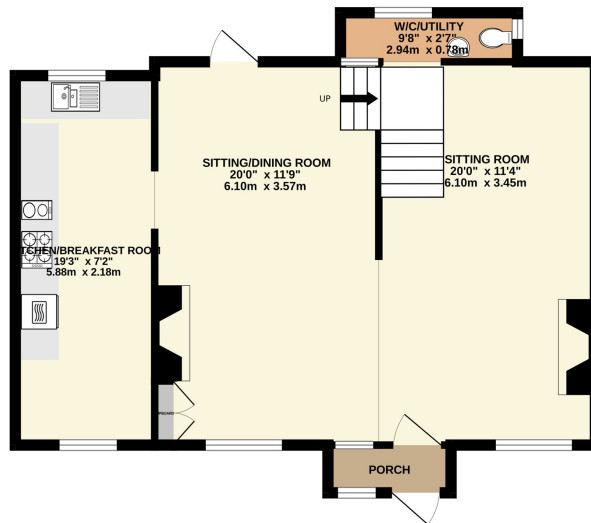
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BUYERS INFORMATION

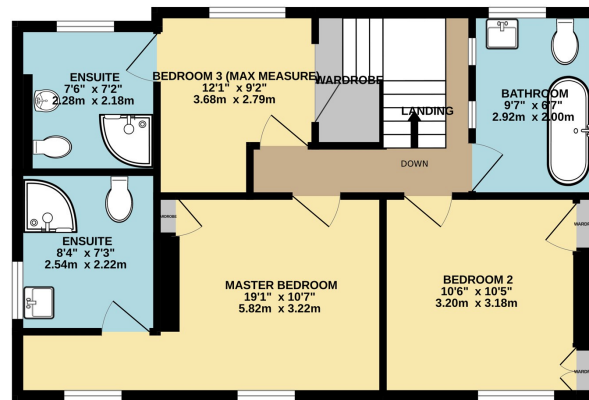
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

