



Falcon

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2 Bluebell Street

Derriford, Plymouth, PL6 8DY

Guide Price £350,000 - £360,000





In Brief

Family Home Offering Space, Style & a Prime Derriford Location

Spacious 1st floor living room plus large kitchen / diner on ground floor.

3 bedrooms

Heating	Gas central heating
Area	1326 sq ft
Tenure	Freehold

Parking	Parking space plus GARAGE
Council Tax	D

Description

This beautifully presented four-bedroom townhouse offers stylish, flexible living over three spacious floors and is perfectly positioned in the ever-popular Derriford area. Ideal for families and professionals alike, it's within easy reach of Derriford Hospital, excellent schools, the retail park and superb transport links onto the A38. There are some fabulous local schools close by like St Matthews Primary School. Step inside to a bright and welcoming entrance hall leading to a handy downstairs WC, a versatile study perfect for home working, and a stunning open-plan kitchen/dining room. Designed with modern living in mind, this impressive space is ideal for entertaining, with patio doors opening directly onto the private west-facing garden, perfect for enjoying the afternoon and evening sunshine. The first floor boasts a generous, light-filled living room together with a superb principal bedroom featuring a stylish en-suite shower room. Upstairs, you'll find three further bedrooms, including two excellent doubles, one with its own en-suite, plus a contemporary family bathroom. Outside, the low-maintenance rear garden offers a wonderful space to relax, entertain or enjoy family time, with the added convenience of side access and direct access into the garage. The property also benefits from a garage, allocated parking space, gas central heating and uPVC double glazing. Offering space, style and an exceptional location, this fantastic home is ready to move straight into. Early viewing is highly recommended to avoid disappointment. PLEASE NOTE, the photos are enhanced and include Ai furniture and effects for presentation purposes!

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Approximate Gross Internal Area 1326 sq ft - 123 sq m (Excluding Garage)

Ground Floor Area 442 sq ft – 41 sq m

First Floor Area 442 sq ft – 41 sq m

Second Floor Area 442 sq ft – 41 sq m

Garage Area 193 sq ft – 18 sq m





We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	90
EU Directive 2002/91/EC		
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