

mansbridgebalment

Celebrating 45 years opening doors 1971 - 2016

**332 Tavistock Road, Derriford,
Plymouth, Devon, PL6 8AL**

£335,000



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DESCRIPTION

A great opportunity to purchase and modernise this attractive three bedroom detached property occupying an enviable level plot within this prestigious North Plymouth location. Approached via wrought iron double gates to the front, a driveway with an adjacent level lawn garden leads to twin single garages (one with an electric door) and the front door. A side gate to the left hand side provides access to the rear. The front garden also features a magnificent magnolia tree, established shrubs and an opening to an original air raid shelter to the front of the plot. The rear garden offers a good degree of privacy and is predominantly laid to lawn with crazy paving patio and walkways.

Internally the living accommodation is nicely presented to a clean and tidy standard throughout. A solid wooden door opens to an entrance vestibule and in turn to a generous entrance hall with attractive staircase ascending to the first floor. The ground floor accommodation briefly comprises entrance hall, living room, dining room, study, conservatory, kitchen, utility room and separate WC.

From the first floor landing doors lead to three good sized bedrooms (one with a shower cubicle), a family bathroom and separate WC.

The property also benefits from gas central heating via a recently installed boiler and is offered to market with no onward chain.

DERRIFORD

Derriford is an established residential area approximately four miles north of the city centre offering a variety of local services and amenities lying within close proximity of Derriford Hospital, Derriford Business Park and The University of St Mark and St John. Derriford also offers convenient access to major routes in all directions including the city centre and also north towards Dartmoor which provides 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.

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, gas, electricity and septic tank drainage.

VIEWING

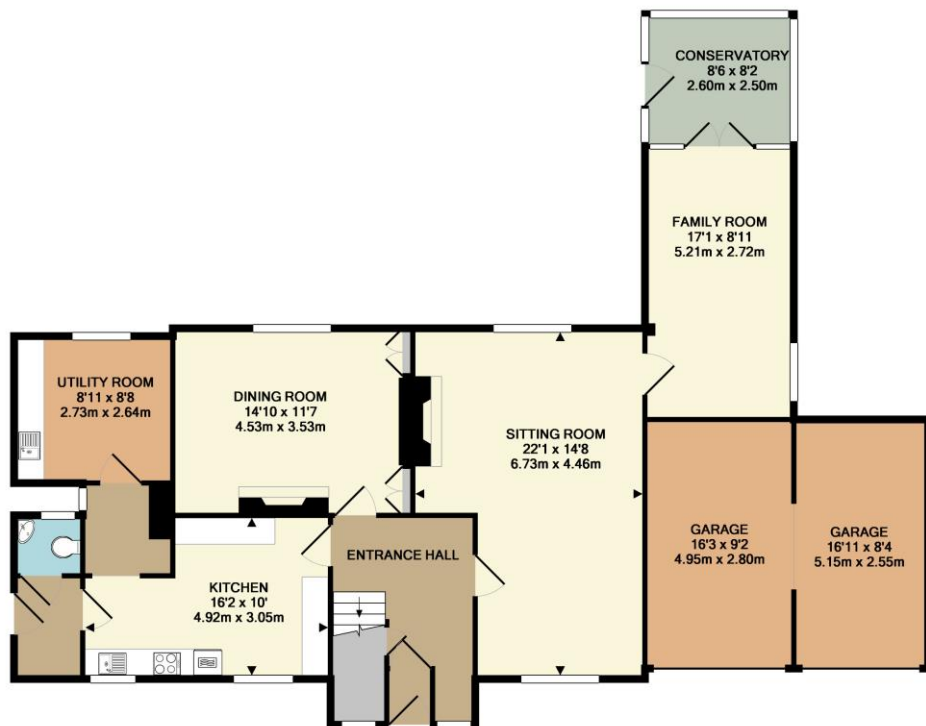
By appointment with MANSBRIDGE & BALMENT on 01752 791333.

OUTGOINGS

We understand the property is in band ' F ' for council tax purposes and the amount payable for the year 2016/2017 is £2310.84 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS AND ENERGY PERFORMANCE CERTIFICATE

These plans 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. Copyright Mansbridge Balment 2016. **P6734**



GROUND FLOOR
APPROX. FLOOR
AREA 1400 SQ.FT.
(130.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 667 SQ.FT.
(62.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2067 SQ.FT. (192.0 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such.
Made with Matplan 120716

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	34	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

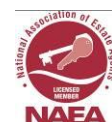


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