




**DC**  
LANE  
SELL • LET • MANAGE

Bluebell Street, Plymouth, PL6 8DY

£215,000 Leasehold

 2  1  1  B



£215,000

# Bluebell Street

Plymouth, PL6 8DY

- Detached Coach House
- Derriford Location
- Allocated Parking
- Beautifully Presented
- NHBC Warranty Remaining
- Two Double Bedrooms
- Garage
- Open Plan Living
- Spacious Accommodation
- Council Tax Band B

DC Lane are delighted to present to the market this immaculate two bedroom detached coach house located in the popular Palmerstan Heights development in Derriford. Ideally placed for local amenities and Derriford Hospital, there is convenient access to major routes in all directions including the City Centre, A38 and north towards Dartmoor and Tavistock.

With attractive kerb appeal this contemporary property is quite unique to the other properties in the vicinity offering open plan living and boasting natural light throughout. Entry into the hallway leads into the garage with power and light. Stairs rise to the first floor into the very generous open plan kitchen/dining living room featuring a well appointed kitchen, dual aspect allowing light to flood through the room and French doors opening onto a Juliette balcony.

There are two good size double bedrooms, one with a further Juliette balcony, modern bathroom with shower over and a deep storage cupboard. External attributes are front garden, parking and a large storage shed within the building that is accessed externally.

This spacious coach house is beautifully presented and offers 4 years of the remaining NHBC Warranty. This would make an ideal property as a first time buy or a buy to let, a viewing is highly recommended.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor

Garage 9'3" x 18'10" (2.82 x 5.75)

## First Floor

Open Plan Living/ Kitchen 22'0" x 18'10" (6.72 x 5.75)

Bedroom One 15'7" x 8'10" (4.77 x 2.70)

Bedroom Two 14'9" x 9'5" (4.51 x 2.89)

Bathroom 7'8" x 5'7" (2.36 x 1.71)

External

Store



## Directions

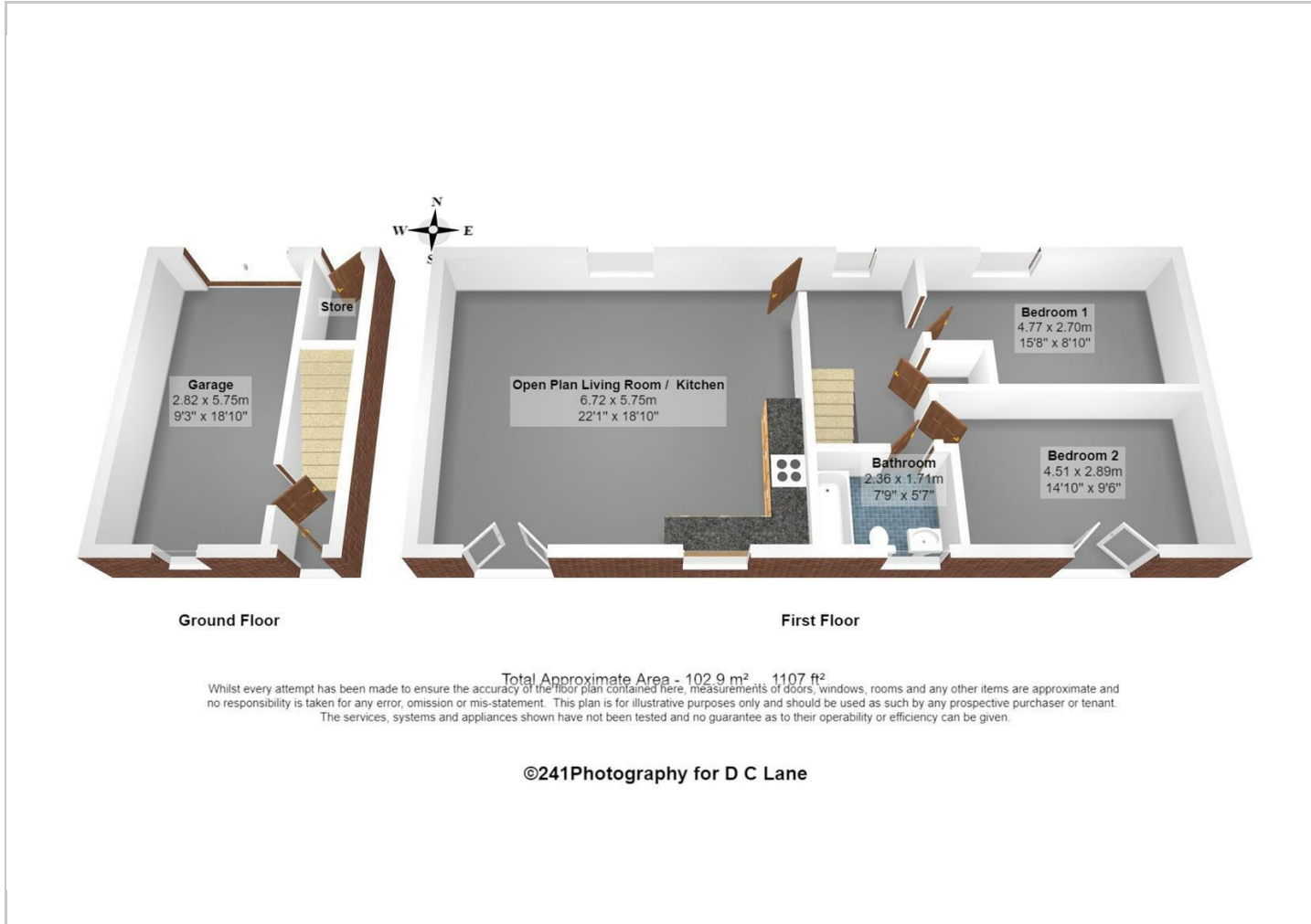
From the A38 Westbound, come off at Manadon Roundabout taking the fifth exit heading for Derriford Hospital. Continue on Tavistock Road for 1.1 mi take slight right 0.1 mi and Continue onto William Prance Rd 0.3 mi. At the roundabout, continue straight onto Brest Rd 0.3 mi At the roundabout, continue straight onto Pintail Wy 0.1 mi and turn right onto Bluebell St, the property can be found on the right.

**Council Tax Band: B**

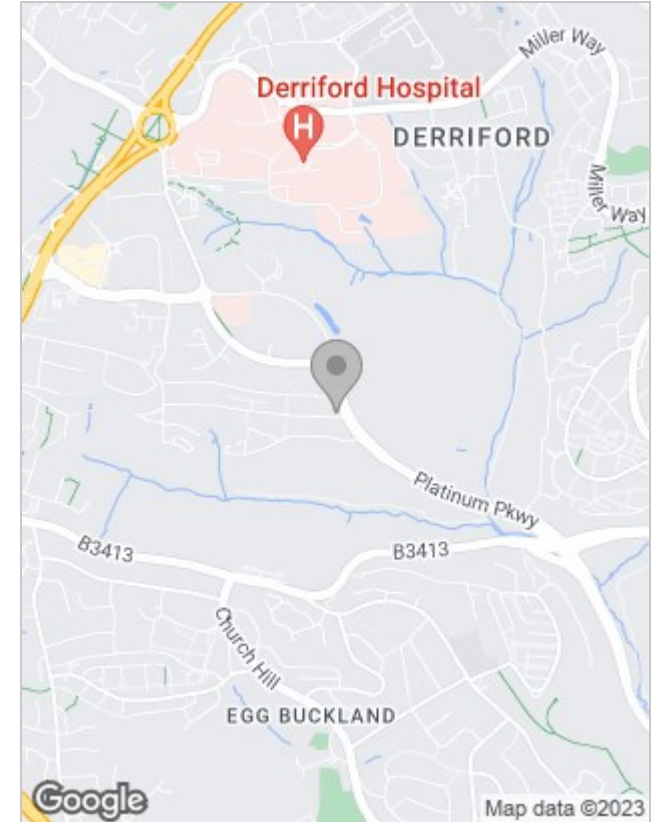




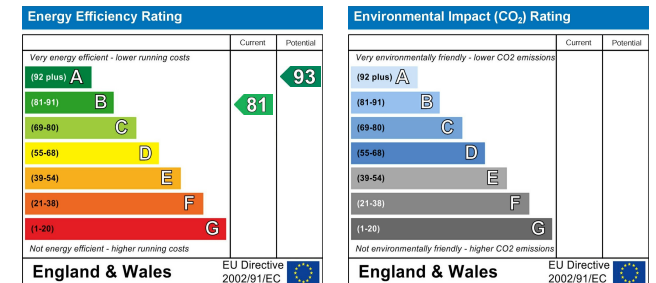
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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