



3 Downside Avenue, Egguckland, Plymouth, Devon, PL6 5SD

Price £100,000

A well-presented Two Double Bedroom Ground Floor Flat with Private Front and Rear Gardens and Gas Central Heating (GCH), situated in the highly sought-after residential area of Eggbuckland. Ideally located close to local amenities, excellent schools, and Derriford Hospital — early viewings are strongly advised!

The apartment has been very well cared for over the years and has recently undergone some refurbishment including a new shower room and kitchen.

Tucked away, this spacious and tastefully maintained home offers both comfort and convenience. The property enjoys its own private entrance and comprises: a welcoming living room, a recently renovated kitchen, two generous double bedrooms, and a modern family shower room.

Outside, the property truly shines with its private front and rear gardens, providing sunny aspects throughout the day — perfect for relaxing, gardening, or entertaining family and friends.

With gas central heating, double glazing, and a desirable location, this home is ideal for first-time buyers, downsizers, or investors alike.

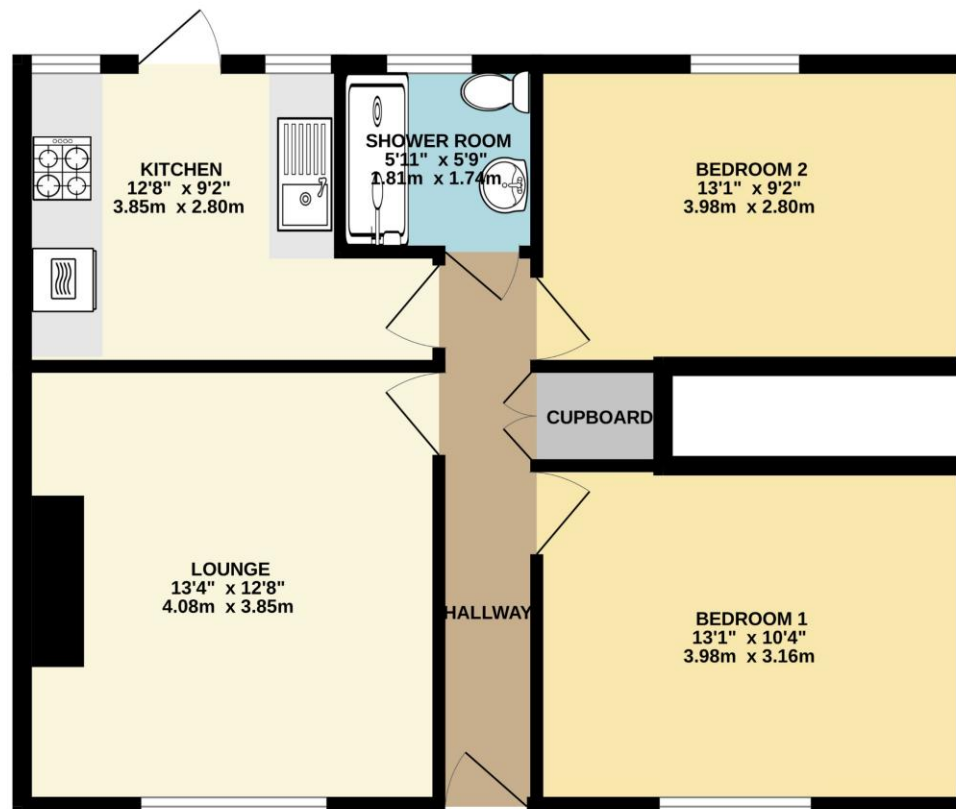
We understand the apartment is held on Lease with 57 years remaining and an annual ground rent of approximately £30. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

Agents Note:
Cash Buyers only due to length of remaining lease.



To view this property call Lang Town & Country Estate Agents on **01752 256000**





TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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