



## MEADOWSIDE, CHURCH HILL

EGGBUCKLAND, PLYMOUTH, PL6 5RA

GUIDE £350,000  
FREEHOLD

Located in the popular area of Eggbuckland a relatively short distance from Crownhill shopping centre and serviced by nearby public transport is this detached bungalow on a level corner plot. The property benefits from having good sized level gardens, garage and driveway parking and comprises of 2 double bedrooms, shower room with separate wc, dual aspect lounge, dining room and kitchen. The bungalow offers huge potential for someone and is offered without an onward chain.





# MEADOWSIDE CHURCH HILL

- Detached Bungalow • 2 Bedrooms, Shower on Corner Plot Room, Separate WC
- Lounge, Dining Room, • Gas Central Heating, Kitchen uPVC D/G
- Level Gardens, Garage • No Onward Chain and Driveway Parking



## Entrance:

PVCu door into:

## Porch:

Part glazed door to:

## Hallway:

Doors off to:

Bedroom 1: 3.95m x 3.66m (12'11" x 12'0")

Radiator and built in wardrobes. Bay window to the front elevation.

Bedroom 2: 3.98m x 3.65m (13'0" x 11'11")

Radiator and bay window to the front elevation.

Lounge: 5.66m x 4.34m narrowing to 3.31m (18'6" x 14'2" narrowing to 10'10")

(L- Shaped Room). Dual aspect room with windows to the side and rear of the property. Radiator.

Dining Room: 3.34m x 2.71m (10'11" x 8'10")

Radiator and window to the rear. Opening into:

Kitchen: 3.59m x 2.53m extending ito 3.61m by door recess (11'9" x 8'3" extending ito 11'10" by door recess)

Range of base and wall units with work surfaces over and tiled walls. Built in single oven and ceramic hob. Space for washing machine and fridge freezer. Cupboards, window to the side and door leading out to the garden.

## Shower Room:

Large glazed shower cubicle with shower attachment, wash hand basin and radiator. Window to the side.

## Separate WC:

Low level wc and window to the side.

## Outside:

The property is located on a corner plot with access all the way around. A pathway from the roadside leads to the front door. To the front and southerly side of the property there are gravelled garden areas with a number of shrubs, plants and trees. The generous sized main garden is located with access from the kitchen and comprises of 2 good sized grassed areas with trees and shrubs and a pathway leading through the middle giving access to the garage and driveway.

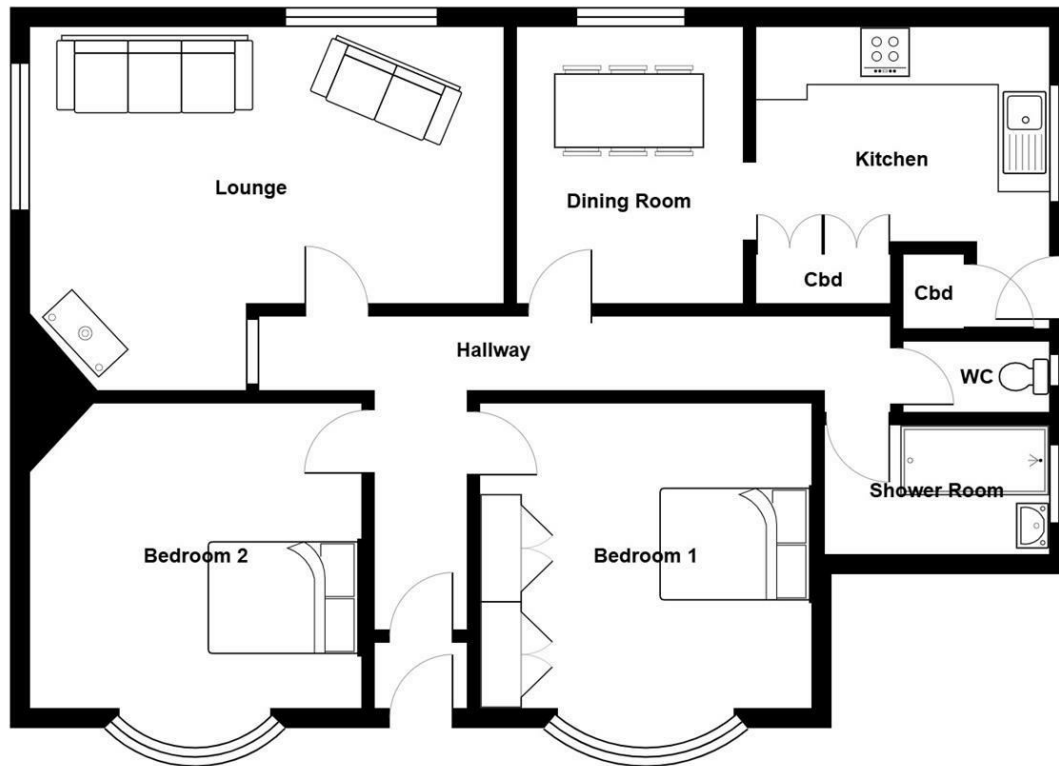
Garage: 6.1m x 2.85m (20'0" x 9'4")

Single garage with driveway parking to the front. The driveway is accessed via metal gates from Church Hill.

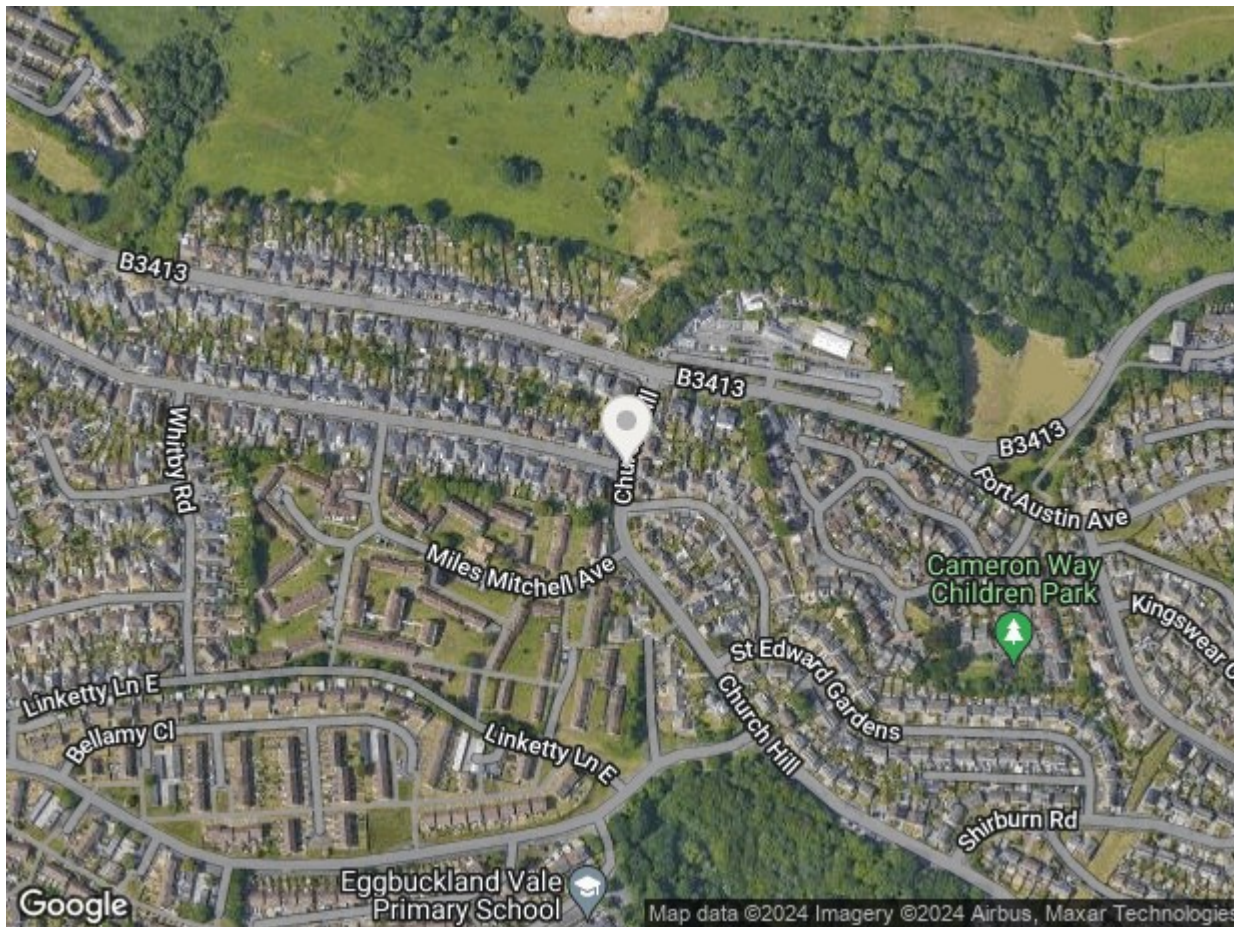
## Material Information:


- \* Council Tax Band - D Annual Cost 2024/25 - £2,214.87
- \* Mains Gas, Electric, Sewage and Water - Heating - Gas Central Heating,
- \* Parking - Driveway Parking & Garage
- \* Broadband - Standard-Available, Superfast-Available, Ultrafast-Available
- \* Mobile (voice) EE-Likely, Three-Likely, O2-Likely, Vodafone-Likely
- \* Mobile (data) EE-Likely, Three-Likely, O2-Likely, Vodafone-Likely
- \* Surface Water Flood Risk - Low
- \* Construction - Standard

# MEADOWSIDE CHURCH HILL







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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