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£250,000 FREEHOLD

3 bedrooms, end terraced, garage and driveway parking, popular residential area

SPEEDWELL WALK, EGGBUCKLAND, PLYMOUTH

EPC = C



PROPERTY DETAILS

A CHARMING 3 bedroom end terraced house in EGGBUCKLAND, with GARAGE and driveway parking. Situated in a PLEASANT off-road position, within WALKING distance of sought after SCHOOLS, easy access to the A38, Derriford HOSPITAL, shops and local bus routes. The property has been WELL CARED for by the current owner for many years, making this home a PERFECT purchase to move straight into for either FIRST TIME buyers as a starter home or a growing FAMILY! Other BENEFITS include 3 reception rooms, MODERN high gloss kitchen, GOOD sized front and rear gardens, NO ONWARD chain, UPVC double glazing and gas central heating.

COUNCIL TAX BAND – B

A concrete pathway leading to a UPVC half glazed door to;

ENTRANCE PORCH

6'1 x 3'6 (1.88m x 1.10m)

An ideal space for coats and shoes. Wood effect flooring, UPVC windows to front and side elevation. Further UPVC half glazed door to;

ENTRANCE HALL

14' x 5'9 (4.27m x 1.80m)

Stairs to first floor with understairs storage, dado rail, radiator, wood effect flooring, folding door to;

KITCHEN

9'5 x 8'9 (2.89m x 2.72m)

A range of white high gloss base and eye level units with granite effect worktops, white sink with drainer and stainless steel mixer tap, space for a freestanding cooker with extractor over and tiled splashbacks, space for a dishwasher, space for a small fridge, space for a washing machine, ceiling spotlights, wood effect flooring, hatch with space for a microwave, radiator, dado rail, UPVC double glazed window to rear elevation, UPVC opaque double glazed door leading to the rear garden. Archway to;

DINING ROOM

9'5 x 8'1 (2.90m x 2.49m)

Laminate flooring, radiator, sliding patio doors leading to conservatory, archway to;

LOUNGE

12'4 x 11'2 (3.78m x 3.42m)

UPVC double glazed window to front elevation, radiator, laminate flooring.

CONSERVATORY

11'0 x 7'5 (3.37m x 2.29m)

Partially brick built conservatory with an array of UPVC double glazed windows and roof, sliding patio doors to the rear garden, radiator, laminate flooring.

FIRST FLOOR

LANDING

Access to insulated and half boarded loft space, with built-in shelving, power connected and fitted metal loft ladder, wooden balustrade, dado rail, useful airing cupboard.

BEDROOM ONE

10'3 plus wardrobe recess x 8'9 (3.14m x 2.72m)

UPVC double glazed window to front elevation, radiator, floor to ceiling sliding door wardrobes.

BEDROOM TWO

11'1 x 8'4 x (3.41m x 2.57m)

UPVC double glazed window to rear elevation, dado rail, radiator.

BEDROOM THREE

8'4 x 7'4 (2.57m x 2.25m)

UPVC double glazed window to front elevation, radiator, stair bulkhead. Housing a wall mounted Worcester boiler (18 months old), providing hot water and central heating.

BATHROOM

8'9 x 5'9 (2.71m x 1.80m)

White suite comprising of panelled bath with stainless steel traditional style bath shower mixer tap, traditional style wash hand basin, traditional style low level WC, enclosed glass shower cubicle with thermostatic power shower over, radiator, part tiled walls, UPVC obscure window to rear elevation.

UTILITY AREA

13'5 x 3'9 (4.14m x 1.21m)

Power and light connected. Return door to the front and rear garden.

OUTSIDE

To the front of the property is a concrete path leading to the front door. To the left of the house the area is mainly laid with stone chippings, boarder edging and planted shrubs. To the right of the house is mainly laid to lawn with edging and planted shrubs in boarders. The rear garden is arranged over 2 levels. The bottom level is laid to patio slabs with steps ascending to an upper level with an adequate seating area. Both levels are subdivided with a pretty stone chipping boarder, established plants and shrubs. A rear wrought iron gate provides access to the parking area and single garage.

GARAGE

Single with a metal up and over door. Power and light connected.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

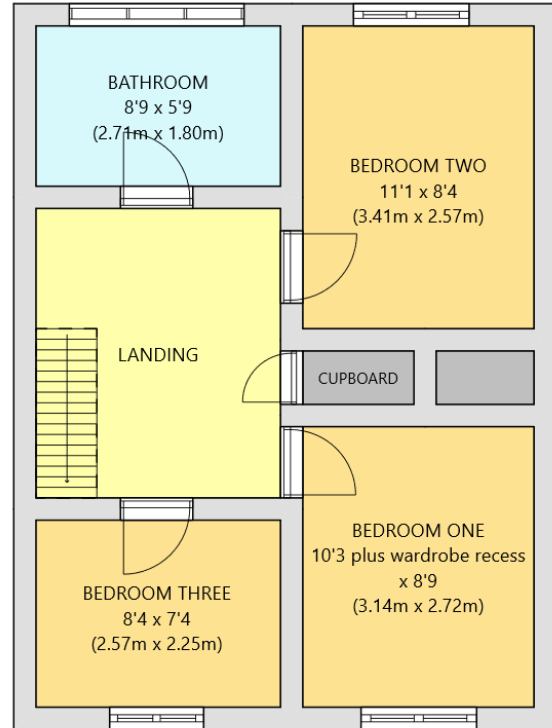
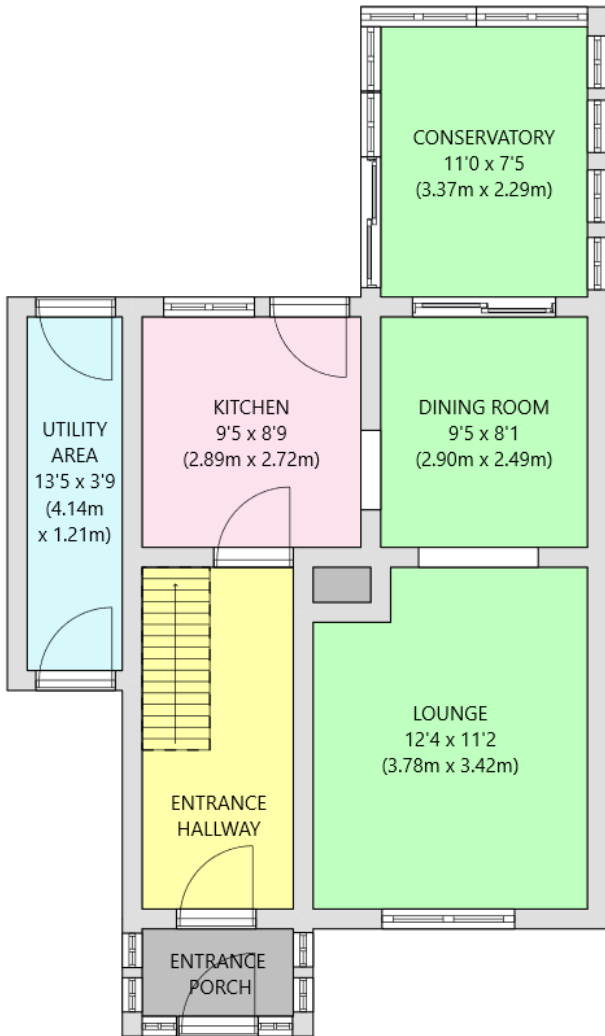
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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