



## 37 Speedwell Crescent

Eggbuckland, Plymouth, PL6 5SZ

£210,000



A mid-terrace family home in Eggbuckland, a popular residential area in Plymouth. The accommodation comprises an entrance hall, lounge, dining area, kitchen, 3 bedrooms & a family bathroom. There is a front & south-facing rear garden with off-road parking for 1 vehicle to the side of the garage. No onward chain.





SPEEDWELL CRESCENT, EGGBUCKLAND, PLYMOUTH, PL6 5SZ

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door with obscured double-glazed panel to one side. Opening up into the entrance hall;

ENTRANCE HALL 13'8" x 6'0" (4.18 x 1.83)

Staircase rising to the first floor landing. Open under-stair storage area. Entrance into the kitchen & a wooden door with obscured glazed panels opens up into the lounge;

LOUNGE 12'4" x 11'3" (3.76 x 3.44)

Feature fireplace with wooden mantle & surround, with the option to input an electric fan fire which is currently not fitted. Television point. Storage cupboard. uPVC double-glazed window to the front. The room opens into the dining area;

DINING AREA 11'1" x 8'3" (3.4 x 2.54)

Obscured uPVC double-glazed sliding door which opens up out to the rear garden with ample space for a dining table.

KITCHEN 9'4" x 8'11" (2.87 x 2.72)

Matching base & wall mounted units to include spaces for: a fridge, oven & washing machine. Roll edge laminate work surfaces have inset 1.5 bowl stainless steel sink unit with a brick-style effect tiled splash-back. uPVC double-glazed window to the rear. Obscured uPVC double-glazed door which opens up out into the rear garden.

FIRST FLOOR LANDING

Doors leading off through to the bedrooms, bathroom & airing cupboard which houses the Ideal Logic combination boiler.

BEDROOM ONE 12'0" x 8'9" plus door access (3.68 x 2.68 plus door access)

uPVC double-glazed window to the front.

BEDROOM TWO 10'10" x 8'4" (3.31 x 2.55)

uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE 8'6" x 7'5" (2.6 x 2.27)

uPVC double-glazed window to the front. Restricted floor space where the stairwell rises.

BATHROOM 9'0" x 6'0" (2.75 x 1.83)

Matching suite of panelled bath with fitted shower over, pedestal wash hand basin & close coupled wc. Chrome heated towel rail. Part-tiled walls. Obscured uPVC double-glazed window to the rear.

OUTSIDE

The property is approached via a couple of steps which lead down to the front door.

GARDEN

To the rear we have an enclosed garden which consists of 2 decked seating areas, section of astroturfing with stone chipping surroundings. Paved path leads down one side to a wooden gate which gives access out to the hardstand, allowing off-road parking for 1 vehicle. Garage to the side.

GARAGE 15'1" x 7'10" (4.6 x 2.4)

Up & over door.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

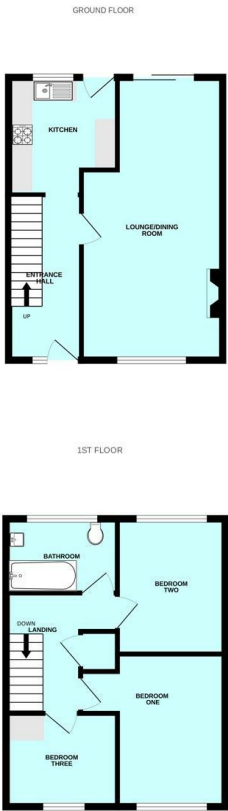
SERVICES

The property is connected to all the mains services: gas, electricity and water.

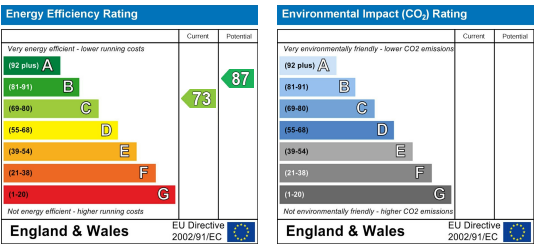
Area Map



Floor Plans



Energy Efficiency Graph



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