



## 29 Bircham View

Eggbuckland, Plymouth, PL6 5PY

**Offers Over £230,000**



A mid-terraced family home on a walkway in Eggbuckland with a garage in a block to the rear. The accommodation comprises porch, entrance hall, lounge, dining room, kitchen, 3 bedrooms & a family bathroom. There is an enclosed front & rear garden laid for ease of maintenance.





BIRCHAM VIEW, EGGBUCKLAND, PLYMOUTH, PL6 5PY

ACCOMMODATION

Entrance via a uPVC double-glazed door which opens up to the entrance porch.

PORCH 6'0" x 4'0" (1.85 x 1.24)

Tiled floor. Shelving to one side. uPVC double-glazed door with a uPVC double-glazed window to one side which opens up to the entrance hall.

ENTRANCE HALL 12'10" x 5'10" (3.93 x 1.8)

Staircase rising to the first floor landing. Under-stairs storage cupboard. Doors leading through to the lounge & kitchen.

LOUNGE 12'9" x 11'1" (3.9 x 3.4)

uPVC double-glazed window to the front. Distant views over Eggbuckland. Square arch opens into the dining room.

DINING ROOM 10'2" x 9'0" (3.10m x 2.75m)

uPVC double-glazed sliding patio door opens to the rear garden. Ample space for a dining table.

KITCHEN 9'10" x 8'0" (3.02 x 2.46)

Matching base & wall mounted units to include spaces for cooker, washing machine & upright fridge/freezer. Roll edge laminate work surfaces have inset stainless steel sink unit with a single drainer. Tiled floor. uPVC double-glazed window to the rear. Wall mounted concealed Worcester condenser boiler in unit. Obscured uPVC double-glazed door opening up to the rear garden.

FIRST FLOOR LANDING 9'2" x 7'3" (2.81 x 2.21)

Access hatch to roof void. Doors leading off to the bedrooms, bathroom & airing cupboard which has a hot water cylinder & is shelved.

BEDROOM ONE 11'0" x 9'5" (3.36 x 2.88)

Fitted bedroom furniture including wardrobe & overhead storage units. uPVC double-glazed window to the front with distant views over Eggbuckland and towards Derriford.

BEDROOM TWO 9'11" x 10'1" (3.03 x 3.08)

Door to wardrobe with hanging rail & shelving. uPVC double-glazed window overlooking the rear garden.

BEDROOM THREE 7'10" x 7'8" (2.39 x 2.36)

Restrictive floor space where the stairwell rises with a fitted shelf over. uPVC double-glazed window to the front with views over Eggbuckland & towards Derriford.

BATHROOM 7'2" x 5'5" (2.2 x 1.67)

Matching suite of panelled bath with fitted electric Mira shower over. Pedestal wash hand basin. Close coupled wc. Part-tiled walls. Tiled floor. uPVC obscured double-glazed window to the rear.

OUTSIDE

The property is approached via a wooden gate giving access to a brick-paved path which leads to the front door. Bordered on two side by a section of stone chippings & raised flower beds. Solar panels on the property which are owned by the current vendor.

GARDEN

To the rear an enclosed garden which is laid for ease of maintenance. Paved patio seating area. Flower bed to one side. Fitted twin barbecues. A couple of steps lead up to a second brick paved patio with fitted seating & raised flower beds running along two sides with inset shrubs & plants. Wooden gate giving access to the service lane. Door to a shed which has light & power available.

GARAGE

To the rear of the property in a block.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

SERVICES

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

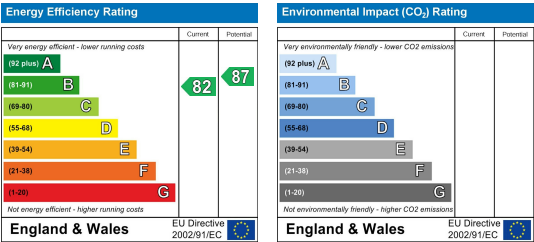
Area Map



Floor Plans



Energy Efficiency Graph



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