



Culver Close, Egguckland, Plymouth PL6 5NL

welcome to

Culver Close, Eggbuckland, Plymouth

Located in a quiet cul-de-sac in one of Eggbuckland's most popular estates is this beautifully presented, three double bedroom semi-detached family home. Complete with a downstairs cloakroom/WC, an integral garage, and with a large driveway it's a fantastic family purchase. Call Fox & Son's to view!



Living Room

16' 3" x 11' 5" (4.95m x 3.48m)

Front facing upvc double glazed window, radiator, gas fireplace, TV point.

Kitchen/diner

14' 11" x 11' 5" (4.55m x 3.48m)

Front facing upvc double glazed window, rear facing upvc double glazed window and door, fitted kitchen, matching wall and base units, work surface, tiling, electric hob with cooker hood above and oven below, low level fridge, radiator.

Cloakroom/wc

Rear facing upvc double glazed window, low level WC, wash hand basin.

Bedroom Three

9' 1" x 8' 11" (2.77m x 2.72m)

Rear facing upvc double glazed window, radiator.

Bedroom One

13' 1" x 9' (3.99m x 2.74m)

Rear facing upvc double glazed window, radiator.

Bedroom Two

13' 7" x 11' 11" (4.14m x 3.63m)

Rear facing upvc double glazed window, radiator.

Bathroom

Front facing upvc double glazed window, shower cubicle, wash hand basin, low level WC, radiator, tiling.

Integral Garage

16' 2" x 11' 5" (4.93m x 3.48m)

Side facing upvc double glazed window, power and light.



Total floor area 104.6 sq.m. (1,126 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Culver Close, Eggbuckland, Plymouth

- Semi-detached family home in Eggbuckland
- Three double bedrooms and a shower room
- Light and airy living room and a spacious kitchen/diner
- Integral garage and off road parking for several cars
- Beautifully sunny and well enclosed rear garden

Tenure: Freehold EPC Rating: D

offers in the region of

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUP107516 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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