

Contact us

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Opening Hours

Monday - Friday
9.15am—5.30pm

Saturday

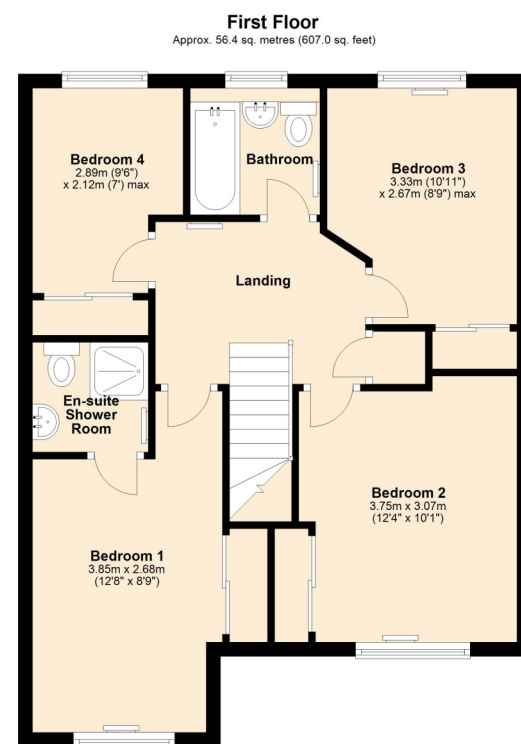
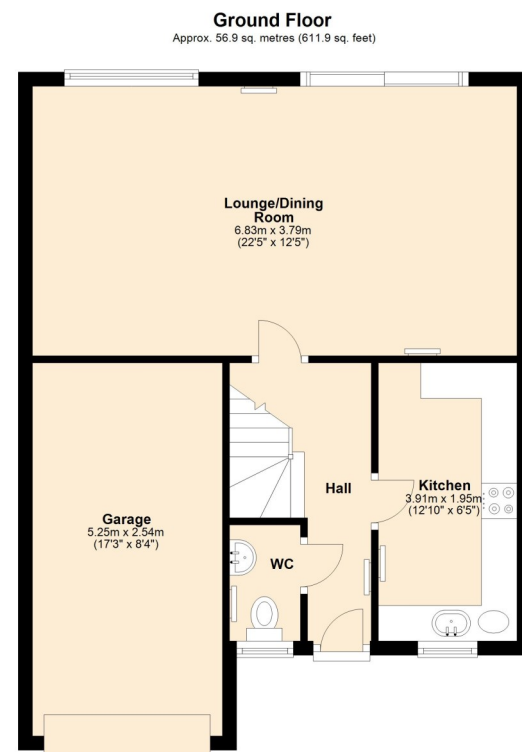
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

09/H/23 5264

Floor Plans...



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH
HOMES ESTATE AGENTS



9 Doidges Farm Close, Egguckland, Plymouth, PL6 5WF

DETACHED FAMILY HOME
4 GOOD SIZE BEDROOMS
EN SUITE SHOWER ROOM
SOUTHERLY GARDEN
DRIVEWAY TO GARAGE
SOUGHT AFTER LOCATION
NO ONWARD CHAIN

We feel you may buy this property because.....

'This detached family home is positioned in a favoured location, with a south facing garden and good open view.'

Offers In Excess Of
£330,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	79
England, Scotland & Wales			
EU Directive 2002/91/EC			

Number of Bedrooms

Four Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

No

Parking

Driveway and Garage

Outside Space

Front and Rear Gardens

Council Tax Band

E

Council Tax Cost 2023/2024

Full Cost: £2,580.79

Single Person: £1,935.59

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £4,000

Second Home or Investment

Property: £13,900

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location

///ledge. Toys.souk

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

This detached family home is positioned in the heart of Egguckland village and benefits from a superb open outlook to the rear over fields and established trees. The accommodation comprises: entrance hall, lounge/dining room, kitchen, downstairs cloakroom, 4 good size bedrooms (all with built in wardrobes), en-suite shower room and a family bathroom. Externally the property has gardens to the front and rear and a brick paved driveway leading to the garage. Offered for sale with no onward chain, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...**GROUND FLOOR**

Part glazed entrance door opening to:

ENTRANCE HALL

Radiator, coved ceiling, stairs to the first floor landing with an under-stairs storage cupboard.

LOUNGE/DINING ROOM**6.83m (22'5") x 3.79m (12'5")**

Double glazed window to the rear, two radiators, coved ceiling, log effect electric fire set in a feature wooden surround with a marble inset and hearth, double glazed patio doors to the garden.

KITCHEN**3.91m (12'10") x 1.95m (6'5")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel circular sink with a single drainer, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven with a four ring gas hob and a feature cooker hood above, double glazed window to the front, radiator, coved ceiling, tiled splashbacks.

CLOAKROOM

Frosted double glazed window to the front, pedestal wash hand basin, low-level WC, tiled splashback, radiator, coved ceiling.

FIRST FLOOR**LANDING**

Radiator, coved ceiling, access to the loft.

**BEDROOM 1****3.85m (12'8") x 2.68m (8'9")**

Double glazed window to the front, built-in double wardrobe with full-length mirrored sliding doors, radiator, coved ceiling, door to:

EN-SUITE SHOWER ROOM

Suite comprising tiled shower cubicle, pedestal wash hand basin, low-level WC, extractor fan, shaver point, part tiled walls, radiator.

BEDROOM 2**3.75m (12'4") x 3.07m (10'1")**

Double glazed window to the front, built in double wardrobe with full-length mirrored sliding doors, radiator, coved ceiling.

BEDROOM 3**3.33m (10'11") x 2.67m (8'9") max**

Double glazed window to the rear with good open views, built in double wardrobe with full-length mirrored sliding doors, radiator, coved ceiling.

BEDROOM 4**2.89m (9'6") x 2.12m (7') max**

Double glazed window to the rear with good open views, built-in double wardrobe with mirrored sliding doors.

BATHROOM

Suite comprising panelled bath with a shower attachment and curtain, pedestal wash hand basin, low-level WC, part tiled walls, extractor fan, shaver point, frosted double glazed window to the rear, radiator, coved ceiling.

**OUTSIDE:****FRONT**

The front garden is mainly laid to lawn with a brick paved driveway leading to the garage, covered entrance, gate giving access to the rear garden.

REAR**7.9m (26') x 6.7m (22')**

The south facing rear garden is enclosed by fence panelling with side access to the front of the property, decked seating area, lawned area with well stocked display borders, attractive open view to the rear over open fields, established trees and Egguckland beyond.

GARAGE**5.25m (17'3") x 2.54m (8'4")**

With power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, up and over vehicular door.