

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

North Plymouth and
Residential Lettings Office

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

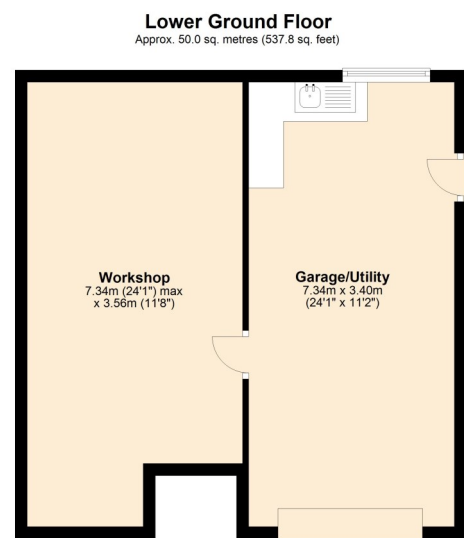
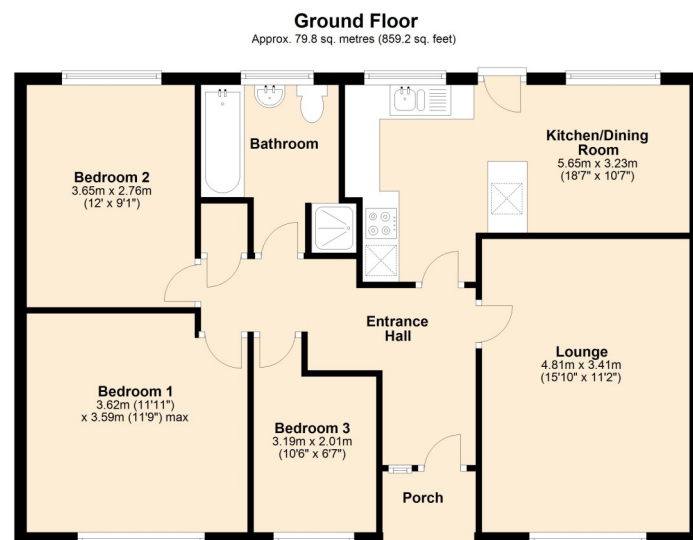
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

06/K/23 5333



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



**20 Hopton Close, Eggbuckland,
Plymouth, PL6 5JJ**

We feel you may buy this property because...

'Of the ever-popular location and spacious accommodation on offer'.

£380,000

**POPULAR CUL-DE-SAC
THREE BEDROOMS
TWO RECEPTIONS
LARGE GARAGE
SEPARATE WORKSHOP
NO ONWARD CHAIN**

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		

EU Directive 2002/91/EC
England, Scotland & Wales

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

TBC

Parking

Drive and Large Garage

Outside Space

Enclosed Garden

Council Tax Band

D

Council Tax Cost 2023/2024

Full Cost: £2,111.56

Single Person: £1,583.69

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £6,500

Second Home or Investment

Property: £17,900

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

What3words Location

///last.watch.wells

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

This spacious detached bungalow is set within a popular cul-de-sac within Egguckland and boasts a large garage and separate workshop beneath. Internally the accommodation offers lounge, kitchen/dining room, three bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is a private and enclosed rear garden. Offered for sale with no onward chain Plymouth Homes recommend an early viewing to fully appreciate this lovely property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a covered porch with a uPVC part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With obscure double-glazed window to the front, radiator, access to the loft space, built in cupboard with shelving and housing the wall mounted boiler serving the heating system and domestic hot water.

LOUNGE

4.81m (15'10") x 3.41m (11'2")

With double glazed window to the front, radiator, coving to ceiling, coal effect gas fire set within a feature stone surround, obscure window to the kitchen/dining room.

KITCHEN/DINING ROOM

5.65m (18'7") x 3.23m (10'7")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, integrated fridge and dishwasher, eye level electric double oven and four ring gas hob, double glazed windows to the rear, radiator, partial wood effect laminate flooring, uPVC glazed door opening to the rear of the bungalow.

BEDROOM 1

3.62m (11'11") x 3.59m (11'9") max

With double glazed window to the front, radiator.



BEDROOM 2

3.65m (12') x 2.76m (9'1")

With double glazed window to the rear, radiator.

BEDROOM 3

3.19m (10'6") x 2.01m (6'7")

With double glazed window to the front, radiator.

BATHROOM

2.76m (9') x 2.55m (8'4")

Fitted with a four-piece suite comprising panelled spa bath, pedestal wash hand basin, shower enclosure, low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double-glazed window to the rear, radiator, wood effect laminate flooring.

LOWER GROUND FLOOR

GARAGE/UTILITY

7.34m (24'1") x 3.40m (11'2")

Fitted with a range of base and eye level units with worktop space above, stainless steel sink unit with single drainer, spaces for freezer and washing machine, double glazed window to the rear, radiator, up and over garage door to the driveway, uPVC half glazed door opening to the side of the bungalow, door into the workshop.

WORKSHOP

7.34m (24'1") max x 3.56m (11'8")

A versatile and spacious room currently used as a workshop.

OUTSIDE:

FRONT

The front of the property is approached via a brick paved driveway measuring **4.47m (14'8") in length**, leading to the garage and steps rising to the main entrance. There is a lawned garden area to the front and pathways and gates to either side, leading onto the rear of the property.

REAR

The private rear garden measures **22.50m (73'10") max at widest x 10.03m (32'10") max at longest**. The garden is tiered with paved seating areas, lawn, established flower borders, all enclosed by wall, fenced and hedged borders. From the right side of the property pedestrian access is given to the garage/utility.

