

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:

01/L/23 5350



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.

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

PLYMOUTH HOMES ESTATE AGENTS



9 Ruthven Close, Eggbuckland, Plymouth, PL6 5JH

- DETACHED BUNGALOW
- POPULAR CUL-DE-SAC
- THREE BEDROOMS
- LARGE LIVING ROOM
- LOVELY ENCLOSED GARDEN
- DRIVE & GARAGE

We feel you may buy this property because...
 'Of the lovely cul-de-sac position and spacious accommodation on offer.'

£400,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Garage and Driveway

Outside Space

Garden

Council Tax Band

D

Council Tax Cost 2024/2025

Full Cost: £2,214.87

Single Person: £1,661.15

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £7,500

Second Home or Investment

Property: £19,500

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

What3words Location

///slug.preoccupied.factories

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 located within a sought after cul-de-sac within Egguckland and sits on a good-sized plot. Internally the accommodation boasts a lovely and spacious L shaped living room, separate kitchen, three good sized bedrooms, en-suite wc and a five-piece bathroom suite. Further benefits include double glazing, central heating and externally there is a private driveway to garage and a lovely, enclosed garden to the rear. Plymouth Homes advise an early viewing to fully appreciate this charming, detached home.

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

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

PORCH

With obscure double-glazed window to the front, wood effect laminate flooring, sloping ceiling, door into the entrance hall.

ENTRANCE HALL**3.77m (12'5") x 1.84m (6')**

Open plan into the living room, with radiator, wood effect laminate flooring, sloping ceiling, skylight window, uPVC half glazed door opening to the rear of the bungalow, steps rising into the living room.

LIVING ROOM**7.10m (23'3") max x 6.27m (20'7") max**

A particularly spacious, L shaped reception room with double glazed windows to the front and side, three radiators, coving to ceiling, coal effect electric fire set within a feature stone built surround, doors to the kitchen and hallway.

KITCHEN**3.64m (11'11") max x 3.04m (10')**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer, dishwasher and washing machine, fitted eye level electric double oven, four ring gas hob with pull out cooker hood above, double glazed window to the side, tiled flooring, built in cupboard housing the wall mounted boiler serving the heating system and domestic hot water, uPVC half glazed door opening to the side of the bungalow.

**HALLWAY**

With built in storage cupboard and access to the loft space with retracting ladder, partial boarding and light.

BEDROOM 1**4.06m (13'4") max x 3.00m (9'10")**

With double glazed window to rear and fitted with a bedroom suite comprising built in wardrobes, overhead storage cupboards, drawer storage and bedside cabinets, radiator, coving to ceiling, door opening into the en-suite.

EN-SUITE

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, tiled splashbacks, electric towel rail, obscure double-glazed window to the side, wood effect laminate flooring, coving to ceiling.

BEDROOM 2**3.58m (11'9") x 3.13m (10'3")**

With double glazed window to the side, fitted wardrobe, radiator, wood effect laminate flooring.

BEDROOM 3**3.53m (11'7") x 2.14m (7')**

With double glazed window to the side, radiator, built in workstation and storage.

BATHROOM**2.75m (9') x 1.98m (6'6")**

Fitted with a five-piece suite comprising panelled bath, pedestal wash hand basin, shower cubicle, bidet, low-level WC, tiled surround, towel rail, shaver point, radiator.

**OUTSIDE:****FRONT**

The front of the bungalow is approached via a brick paved driveway leading to the main entrance, garage and a garden area which is laid to lawn with mature shrubs and flower borders. To either side of the bungalow gates and pathways lead onto the rear of the property.

REARThe rear opens to a beautifully maintained and secluded garden measuring **22.73m (74'6") max in length x 14.12m (46'4") max in width**. Adjoining the side of the property is a paved seating area with raised flower borders and the pedestrian door to the rear of the garage. The patio then opens to the main garden which is mainly laid to lawn with established borders and a selection of trees and shrubs all enclosed by fencing. Greenhouse and garden shed.**GARAGE****5.23m (17'2") x 2.77m (9'1")**

With up and over garage door to the driveway, power and light connected.