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Opening Hours

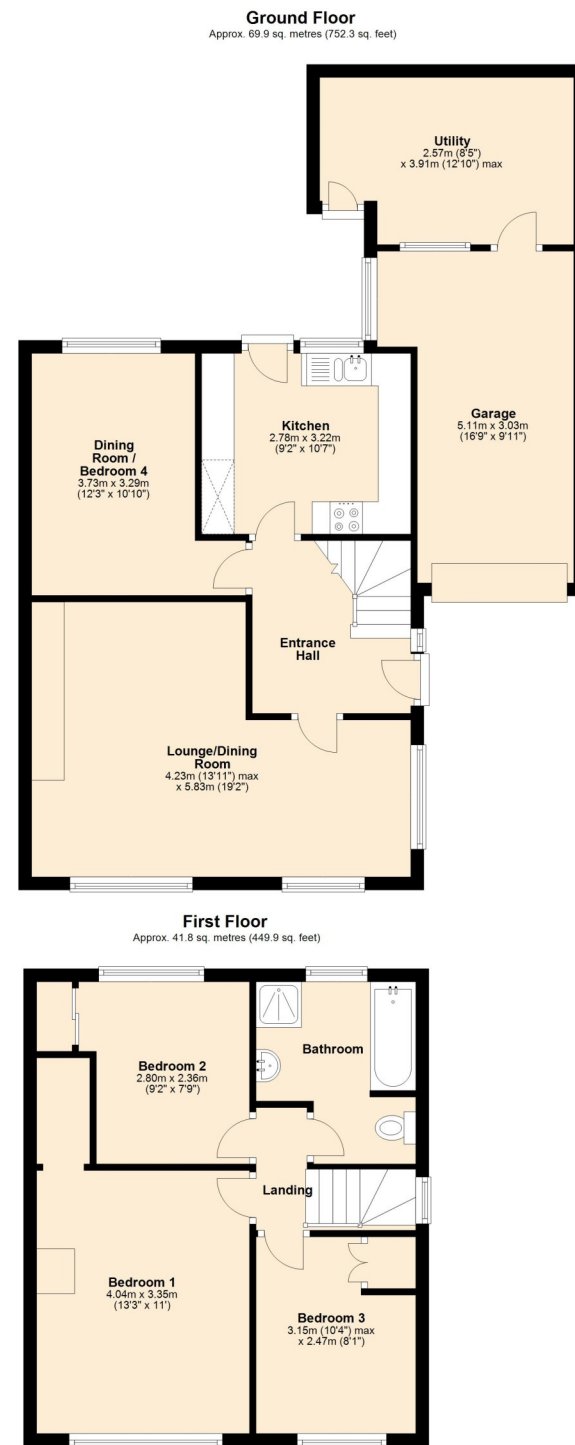
Monday - Friday
9.15am—5.30pm

Saturday

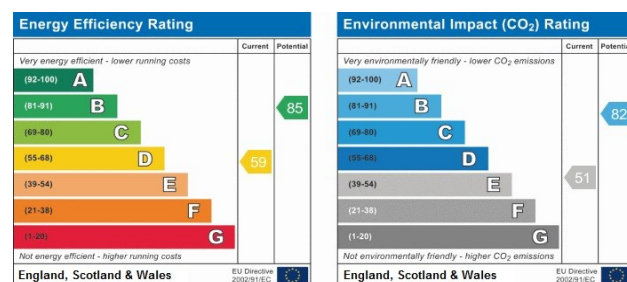
9.00am—4.00pm

(Central Plymouth Office Only)

Floor Plans...



Energy Performance Rating...



Further Information...

THESE PARTICULARS ARE ISSUED IN GOOD FAITH AND DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY CONTRACT OR OFFER. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. 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



CUL-DE-SAC POSITION
3/4 BEDROOMS
LOUNGE/DINING ROOM
SEPARATE UTILITY ROOM
PRIVATE DRIVE TO GARAGE
FRONT & REAR GARDENS

**19 Dudley Gardens, Eggbuckland,
Plymouth, PL6 5PE**

*We feel you may buy this property because.....
'Of the popular residential location and spacious accommodation.'*

£300,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three/ Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Private Drive To Garage

Outside Space
Front and Rear Gardens

Council Tax Band
C

Council Tax Cost 2023/2024
Full Cost: £1,876.95
Single Person: £1,407.71

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,500
Second Home or Investment
Property: £11,500

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

What3words Location
///sweat.couches.delay

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Very Low Risk

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 1000Mbps

Our Reference: 19/J/20 4573

Introducing...

This extended and spacious 3/4 bedroom semi-detached home is positioned within a popular cul-de-sac with Egguckland. Internally the property comprises lounge/dining room, separate dining area/ bedroom 4, modern fitted kitchen, three bedrooms, recently re-fitted bathroom and external utility. Further benefits include double glazing, central heating, front and rear gardens and a private driveway to garage. Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises...

GROUND FLOOR

Entrance door opening to:

ENTRANCE HALL

Good size entrance hall with a double glazed window to the side, radiator, stairs rising to the first floor landing.

LOUNGE

5.83m (19'2") x 4.23m (13'11") max

Two double glazed windows to the front with an attractive open view, further high window to the side, gas fire set in a feature surround with a marble effect inset and hearth, radiator.

KITCHEN

3.22m (10'7") x 2.78m (9'2")

Re-fitted with a matching range of modern base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated appliances to include a fridge/freezer, wine fridge and dishwasher, electric double oven (with an integrated microwave) and a four ring gas hob, double glazed window to the rear, recessed spotlights, double glazed door to the rear garden.

DINING ROOM / BEDROOM 4

3.73m (12'3") x 3.29m (10'10")

Double glazed window to the rear, radiator, coved ceiling.



FIRST FLOOR

LANDING

Double glazed window to the side.

BEDROOM 1

4.04m (13'3") x 3.35m (11')

Double glazed window to the front with a good open aspect, radiator, coved ceiling, walk in storage cupboard/wardrobe.

BEDROOM 2

2.80m (9'2") x 2.36m (7'9")

Double glazed window to the rear, radiator, built in double wardrobe.

BEDROOM 3

3.15m (10'4") max x 2.47m (8'1")

Double glazed window to the front, built-in double wardrobe, radiator.

BATHROOM

Recently re-fitted suite comprising panelled bath with hand shower attachment, pedestal wash hand basin, tiled shower cubicle, low-level WC, part tiled walls, heated towel rail, frosted double glazed window to the rear.

OUTSIDE

FRONT

The front of the property is approached via a private driveway measuring **12.56m (41'2")** in length and leading to the side entrance, garage and lawned front garden with flower borders and paved seating area.

REAR

The rear opens to a tiered garden measuring **12.04m (39'6")** in length x **8.77m (28'9")** in width. There are two lower paved seating areas with steps rising to decked, lawned and gravelled areas all enclosed by wall and fencing.

GARAGE

5.11m (16'9") x 3.03m (9'11")

With power and light connected, wall mounted gas combination boiler, window to the side, up and over vehicular door.

UTILITY

3.91m (12'10") max x 2.57m (8'5")

Plumbing for washing machine, space for tumble dryer, doors to the garage and rear garden.

