

## 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:

22/E/24 5461



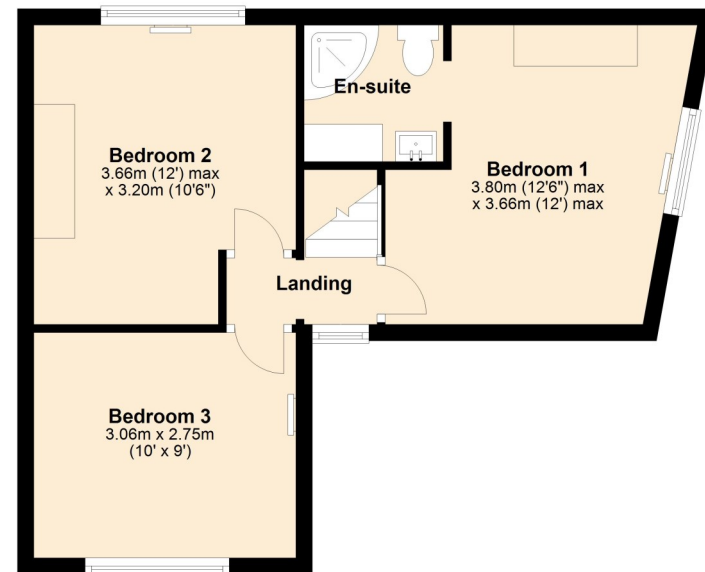
### Ground Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



### First Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



## 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



**1 Hollow Hayes, Egguckland,  
Plymouth, PL6 5RP**

**CHARMING COTTAGE  
BEAUTIFULLY PRESENTED  
THREE DOUBLE BEDROOMS  
TWO RECEPTIONS  
EN-SUITE SHOWER ROOM  
LOVELY GARDEN AREA**

*We feel you may buy this property because...*  
'Of the popular residential location and lovely feel of this well-presented, charming cottage.'

**£280,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

**Number of Bedrooms**  
Three Double Bedrooms

**Property Construction**  
Solid Stone Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
On Street Parking

**Outside Space**  
Garden and Courtyard

**Council Tax Band**  
B

**Council Tax Cost 2024/2025**  
Full Cost: £1,722.68  
Single Person: £1,292.01

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £1,500  
Second Home or Investment  
Property: £9,900

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

**What3words Location**  
///zest.survey.edge

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

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

## Introducing...

Located within the heart of Eggbuckland, this charming and beautifully presented cottage is believed to date back to the 1800's. Internally the accommodation offers, lovely lounge, kitchen/dining room with a range of integrated appliances, downstairs bathroom, three double bedroom and en-suite. Further benefits include double glazing, central heating and externally there is an attractive front courtyard and a well-maintained garden area. Plymouth Homes advise an early viewing to fully appreciate this lovely property.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

Entry is via a part glazed door into the entrance hall.

#### ENTRANCE HALL

With radiator, wood effect tiled flooring, doors to the downstairs bathroom and kitchen/dining room.

#### BATHROOM

Fitted with a three-piece white suite comprising panelled bath with shower over and shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator/towel rail, airing cupboard housing the wall mounted boiler serving the heating system and domestic hot water, wood effect tiled flooring, recessed ceiling spotlights.

#### KITCHEN/DINING ROOM

3.66m (12') x 3.22m (10'7")  
Fitted with a matching range of base and eye level units with wooden worktops above, butler style sink unit with mixer tap, integrated fitted fridge, freezer, washing machine, fitted electric oven and four ring gas hob with cooker hood above, understairs pantry/storage cupboard, double glazed leaded window to the rear, radiator, wood effect tiled flooring, window to entrance hall, recessed ceiling spotlights, door to the hall.

#### HALL

With stairs rising to the first-floor landing, door to the lounge.



#### LOUNGE

3.79m (12'5") max x 3.66m (12')

With double glazed leaded window to the side with inset window seat, double glazed leaded window to the front, feature open fireplace, radiator, wooden floorboards.

#### FIRST FLOOR

#### LANDING

With double glazed leaded window to the front, access to the loft space.

#### BEDROOM 1

3.80m (12'6") max x 3.66m (12') max

A double bedroom with double glazed leaded window to the side, radiator, wall lights, open plan into the en-suite.

#### EN-SUITE

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard storage below, shower cubicle, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, wall mounted mirror, wooden beam.

#### BEDROOM 2

3.66m (12') max x 3.20m (10'6")

A second double bedroom with double glazed leaded window to the rear, radiator.

#### BEDROOM 3

3.06m (10') x 2.75m (9')

A third double bedroom with double glazed leaded window to the front, radiator.

#### OUTSIDE

##### FRONT

The property is approached via a shared driveway and private gate opening into a lovely, enclosed courtyard area and the main entrance. Surrounding the front and side of the property are gravelled and flower borders.

##### GARDEN

The garden area is separate from the main house and is a short distance along the shared driveway. Access is via a private gate which opens to an area of artificial lawn enclosed by fencing. Steps then descend to a middle-decked section and the lower garden area. The lower garden area also has artificial lawn and decking, is enclosed by wooden fencing and has raised borders.

##### AGENTS NOTE

The current owners added a first-floor extension in 2015 to accommodate a third bedroom (pink bedroom). Planning permission was granted and documents can be viewed on the Plymouth City Council website using the application number: **15/00579/FUL**

##### AGENT'S NOTE

We're informed the property has joint responsibility for the shared driveway.

We recommend that potential purchasers verify this information with their legal advisor prior to commencing a purchase.

