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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

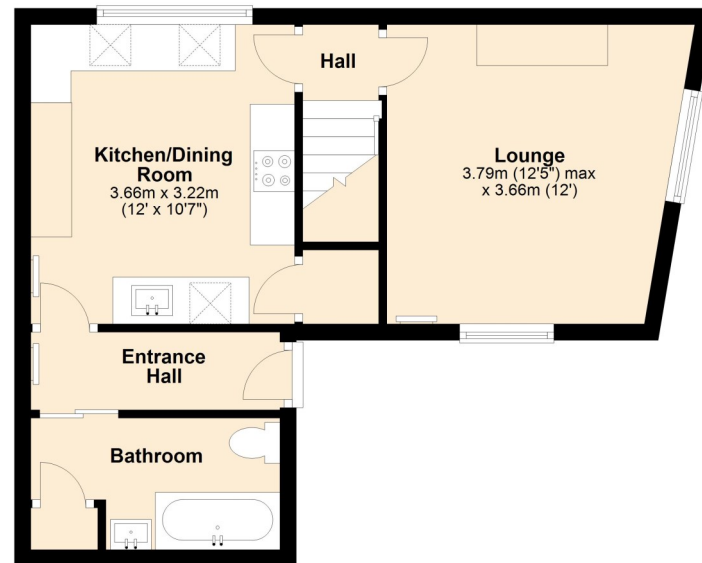
(Central Plymouth Office Only)

Our Property Reference:

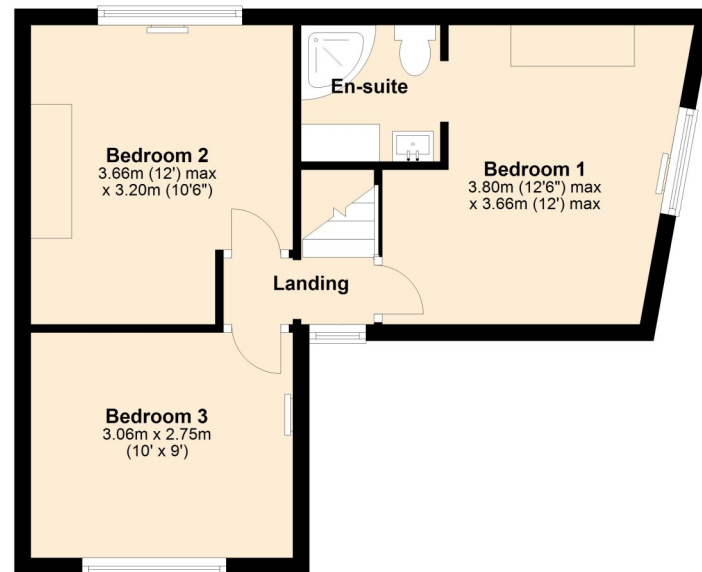
22/E/24 5461



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.

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		

England, Scotland & Wales

EU Directive 2002/91/EC

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
NO ONWARD CHAIN**

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

**Offers In Excess Of
£270,000**

www.plymouthhomes.co.uk

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: £15,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

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 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, a recently replaced driveway and a well-maintained garden area. Offered for sale with no onward chain. 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 NOTEThe 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.