

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:

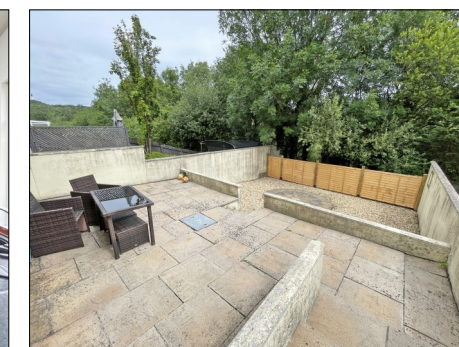
03/G/24 5492



Floor Plans...

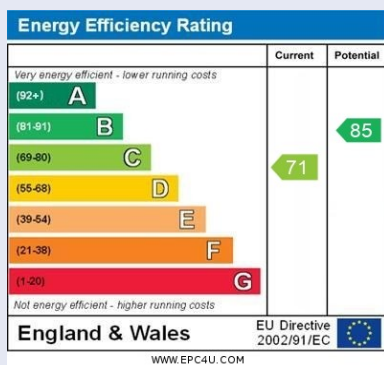


PLYMOUTH
HOMES ESTATE AGENTS



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.



SEMI DETACHED HOUSE
THREE BEDROOMS
TWO RECEPTION ROOMS
ATTRACTIVE OUTLOOK
DRIVEWAY
ENCLOSED GARDEN
SPACIOUS ACCOMMODATION

55 Erlstoke Close, Egguckland,
Plymouth, PL6 5QN

We feel you may buy this property because...

'This good size home offers spacious family accommodation and benefits from a 30' garden to the rear.'

£260,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Timber Frame and Brick Walls

Heating System

Gas Central Heating

Water Meter

No

Parking

Driveway Parking

Outside Space

Rear Garden

Council Tax Band

C

Council Tax Cost 2024/2025

Full Cost: £1,968.77

Single Person: £1,476.58

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £500

Second Home or Investment

Property: £8,300

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

What3words Location

///flips.bags.other

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 good size home is positioned in the sought after area of Egguckland and offers spacious family living. The accommodation comprises: entrance hall, kitchen opening to a dining room, large lounge, three good size bedrooms, a family bathroom and a separate cloakroom with WC. Externally the property has a driveway providing off road parking to the front and a 30' enclosed garden to the rear. With an attractive outlook to the rear over established trees, gas central heating and double glazing, Plymouth Homes highly recommend this comfortable family home.

The Accommodation Comprises...**GROUND FLOOR****PORCH**

Entrance door opening to:

KITCHEN**3.53m (11'7") x 3.49m (11'5")**

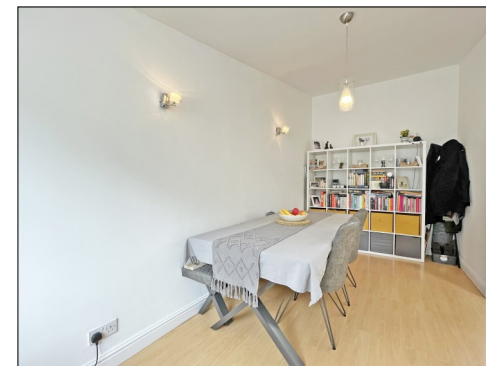
Fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl composite sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, electric double oven with a four ring gas hob and cooker hood above, double glazed window to the front, tiled splashbacks, high level windows to the rear, stairs leading down to the lounge, open plan to:

DINING ROOM**5.16m (16'11") x 2.32m (7'7")**

Double glazed window to the front, radiator.

MID FLOOR**LOUNGE****5.91m (19'5") x 3.52m (11'7")**

Impressive large room with a mono pitched ceiling, two double glazed box windows to the rear, radiator, coved ceiling, open plan stairs to:

**LANDING**

uPVC part glazed door to the courtyard area, doors to:

BEDROOM 2**4.50m (14'9") x 2.33m (7'8")**

Double glazed window to the side, two built-in double wardrobes, radiator.

BATHROOM

Suite comprising a panelled bath, pedestal wash hand basin, tiled shower cubicle, low-level WC, tiled walls, frosted double glazed window to the front, radiator, concealed gas combination boiler.

LOWER LANDING

Radiator, doors to:

BEDROOM 1**3.52m (11'7") max x 3.42m (11'3")**

Double glazed window to the rear, radiator.

BEDROOM 3**3.52m (11'7") x 2.40m (7'10")**

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

CLOAKROOM

Low-level WC with an integrated wash hand basin.

OUTSIDE**FRONT****DRIVEWAY**

Off road parking and access to the front door.

COURTYARD**4.6m (15') x 2.9m (9'6")**

Paved courtyard with access to the brick store, steps down to the rear garden.

REAR GARDEN**9.1m (30') x 7.0m (23')**

The rear garden backs onto established trees and is paved and gravelled for ease of maintenance, feature inset circular paving, enclosed by a wall and fencing, access to the underhouse storage.

