

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)

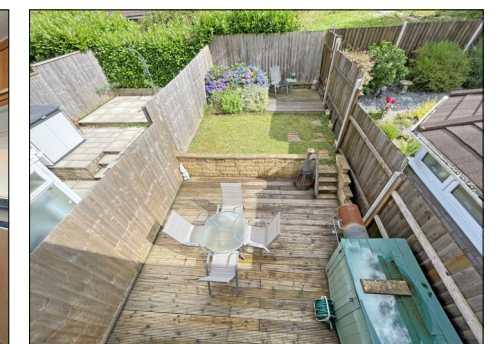
Our Property Reference:

10/G/24 5498

Floor Plans...

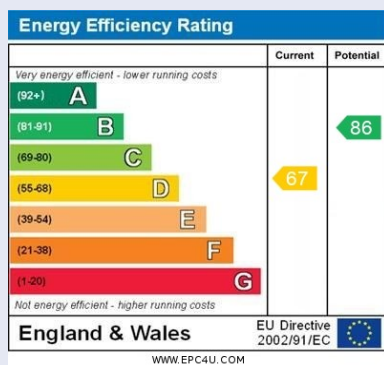


PLYMOUTH
HOMES ESTATE AGENTS



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.



WELL PRESENTED
POPULAR CUL-DE-SAC
THREE BEDROOMS
CENTRAL HEATING
PRIVATE DRIVEWAY
ENCLOSED GARDEN

**22 Westcott Close, Eggbuckland,
Plymouth, PL6 5YB**

We feel you may buy this property because...
'Of the close proximity to schools, the cul-de-sac location and well-presented accommodation.'

£230,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

ParkingPrivate Driveway and
Allocated Space**Outside Space**

Rear Garden

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: Nil

Second Home or Investment

Property: £6,900

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

What3words Location

///jazzy.grant.video

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

This deceptive and well-presented home is located within a popular cul-de-sac within Eggbuckland and lies close to local primary and secondary schools. Internally the accommodation offers a modern kitchen, lounge/dining room, three bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is an enclosed rear garden, a private driveway to the front and an additional allocated parking space within the cul-de-sac. Plymouth Homes advise an early viewing to appreciate this perfect first time or family home.

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

A uPVC part glazed door opens into the entrance hall.

ENTRANCE HALL

With radiator, wood effect laminate flooring, dado rail, coving to ceiling, stairs rising to the first-floor landing with an understairs storage cupboard.

KITCHEN

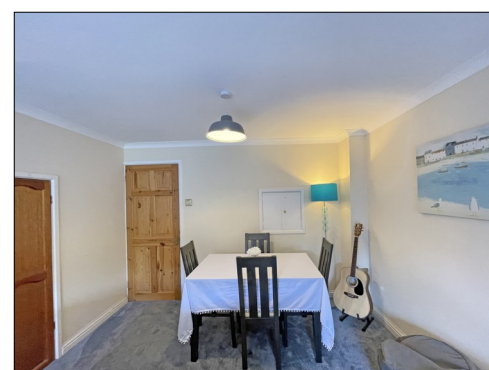
3.05m (10') x 2.37m (7'9")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer, dishwasher, washing machine and cooker, wall mounted cooker hood, double glazed window to the front, coving to ceiling, floor level plinth heater.

LOUNGE/DINING ROOM

5.20m (17'1") x 4.21m (13'10") max

With coal effect electric fire set within a feature surround, radiator, coving to ceiling, serving hatch to the kitchen, understairs cupboard, uPVC glazed patio door opening onto the garden.

**FIRST FLOOR****LANDING**

With dado rail, coving to ceiling, access to loft space with retracting ladder, built in storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 1

4.21m (13'10") max x 2.88m (9'5")

A double bedroom with double glazed window to the rear, radiator, coving to ceiling.

BEDROOM 2

3.05m (10') x 2.37m (7'9")

A second double bedroom with double glazed window to the front, radiator, coving to ceiling.

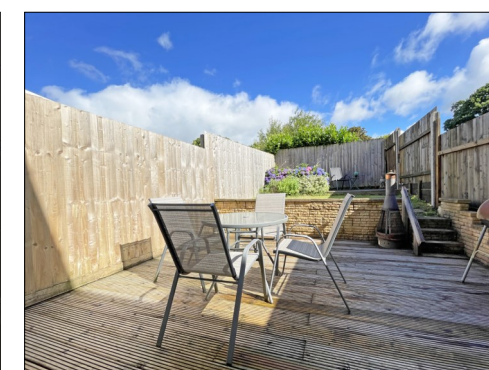
BEDROOM 3

3.05m (10') max x 1.74m (5'8") max

A single bedroom with double glazed window to the front, radiator, coving to ceiling.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, shaver point, built-in storage cupboard with shelving, radiator/towel rail, tile effect laminate flooring.

**OUTSIDE:****FRONT**

The front of the property is approached via a gravelled private driveway leading to the covered main and an outside storage cupboard.

REAR

The rear opens to a lovely, enclosed garden measuring **4.55m (14'11") in width x 8.89m (29'2") in length**. Adjoining the property is a decked seating area, rising to a lawned area with a second decked area and established flower border.

PARKING

In addition to the driveway at the front there is also an allocated parking space at the end of the cul-de-sac.