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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

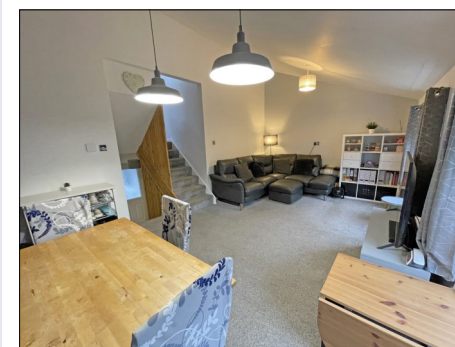
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Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



**75 Erlstoke Close, Egguckland,
Plymouth, PL6 5QN**

**THREE BEDROOMS
STUDY AREA
DRIVEWAY & GARAGE
ENCLOSED GARDEN
POPULAR AREA
CUL DE SAC LOCATION**

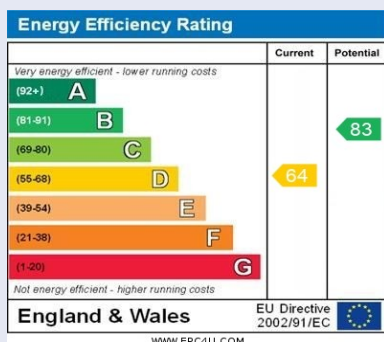
We feel you may buy this property because...

'This family home is positioned in a cul de sac location and benefits from 3 good size bedrooms and an enclosed 45' rear garden'.

£250,000

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.



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Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Driveway and Garage

Outside Space

Front And Rear Gardens

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: Nil

Second Home or Investment

Property: £12,500

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

///spends.vibrates.puddles

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...

Positioned in the sought after area of Egguckland and offering spacious family living, the good size accommodation comprises: kitchen/breakfast room, large lounge/dining room, three good size bedrooms, en-suite cloakroom to bedroom 1, study area and a family bathroom. Externally, the property has a driveway providing off road parking leading to a garage and a 45' 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**

Entrance door opening to:

KITCHEN/BREAKFAST ROOM**3.50m (11'6") x 3.50m (11'6")**

Fitted with a matching range of 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 dishwasher, space for fridge, electric double oven with a four ring gas hob and cooker hood above, double glazed window to the front, wooden laminate floor, tiled splashbacks, door to the garage, a half flight of stairs lead to the:

LOUNGE/DINING ROOM**5.96m (19'6") x 3.53m (11'7")**

Two double glazed windows to rear with an outlook over established trees, radiator. A half flight of stairs lead to:

GARDEN FLOOR**LANDING**

Radiator, stairs to the lower landing, part glazed door to the front courtyard area.

BEDROOM 2**3.59m (11'9") x 2.38m (7'10")**

Double glazed window to the side, radiator.

STUDY AREA**2.38m (7'10") x 1.79m (5'10") max****BATHROOM**

Suite comprising a panelled bath with a shower and curtain above, vanity wash hand basin, low-level WC, tiled walls, frosted double glazed window to the front, radiator.

LOWER LANDING**BEDROOM 1****3.53m (11'7") x 2.88m (9'5")**

Double glazed window to the rear, bespoke built in king size bed and matching bedside tables, range of wardrobes, radiator, recessed spotlights and feature bedside lights.

EN SUITE CLOAKROOM

Low level WC with an inset wash hand basin.

BEDROOM 3**3.52m (11'7") x 2.38m (7'10")**

Double glazed window to the rear, radiator, wood panel effect walls.

UTILITY**2.38m (7'10") x 1.58m (5'2")**

Plumbing for washing machine, storage space.

OUTSIDE**FRONT**

Driveway leading to the garage and entrance door.

GARAGE**5.70m (8'8") x 2.41m (7'11")**

With power and light connected, up and over vehicular door, door to the kitchen.

FRONT COURTYARD

Paved courtyard with raised display borders, outside water tap, steps lead down to the rear garden.

REAR**13.7m (45') x 7.3m (24')**

Good size garden that backs onto established trees, large composite decked area with an area of artificial lawn, steps to the front courtyard, raised display borders.

