

## Contact us

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## Website

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

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

**Saturday**

**9.00am—4.00pm**

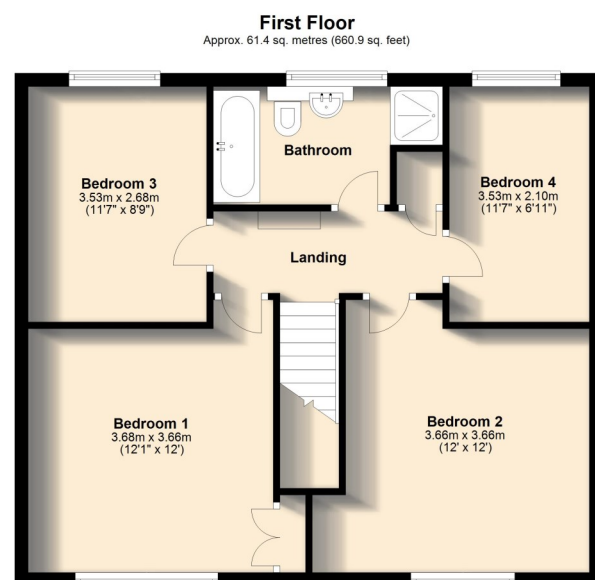
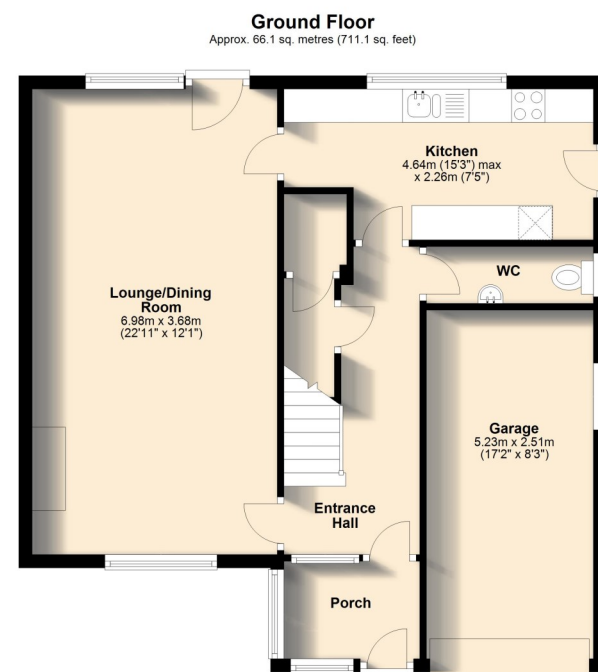
(Central Plymouth Office Only)

**Our Property Reference:**

**03/A/25 5614**



## Floor Plans...



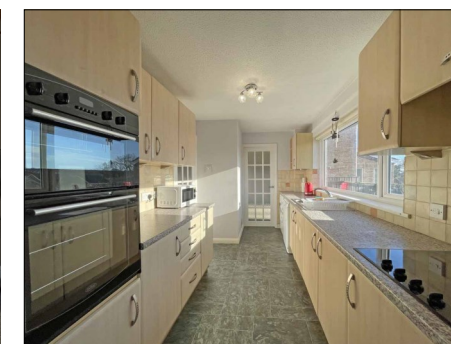
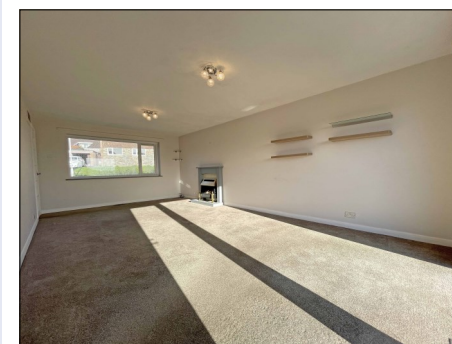
## Further Information...

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

**Draft Details – Not Approved & Subject To Change**



**6 Hopton Close, Egguckland,  
Plymouth, PL6 5JJ**


**FOUR BEDROOMS  
DETACHED HOUSE  
SOUGHT AFTER LOCATION  
SOUTHERLY GARDEN  
DRIVEWAY & GARAGE  
NO ONWARD CHAIN**

*We feel you may buy this property because...*

'This detached family home is positioned in a highly desirable cul de sac and benefits from a south facing garden to the rear.'

**£375,000**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	30	45
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



**Number of Bedrooms**  
Four Bedrooms

**Property Construction**  
Cavity Wall and Timber Framed

**Heating System**  
Warm Air Heating

**Water Meter**  
TBC

**Parking**  
Driveway and Garage

**Outside Space**  
South Facing Garden

**Council Tax Band**  
D

**Council Tax Cost 2025/2026**  
Full Cost: £2,325.42  
Single Person: £1,550.28

**Stamp Duty Liability**  
First Time Buyer: £3,750  
Main Residence: £8,750  
Second Home or Investment Property: £27,500

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

**What3words Location**  
///belt.error.feared

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

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

*Introducing...*

Positioned in a highly sought after location and benefiting from a south facing garden to the rear, this detached family home is offered for sale with no onward chain. The accommodation comprises: entrance porch, hallway, lounge/dining room, kitchen, downstairs cloakroom, four good size bedrooms and a family bathroom. Externally, the property has good size gardens to the front and rear and a driveway leading to a garage. With warm central air heating and double glazing, Plymouth Homes highly recommend this desirable family home.

*The Accommodation Comprises...*

**GROUND FLOOR**

Entrance door opening to:

**ENTRANCE PORCH**

Double glazed windows to the front, door to:

**ENTRANCE HALL**

Frosted double glazed window to the front, stairs to the first floor landing, understairs storage cupboard with access to the warm air boiler.

**LOUNGE/DINING ROOM**

**6.98m (22'11") x 3.68m (12'1")**

Dual aspect room with double glazed window to the front and a double glazed picture window to the rear with a glazed door to the rear garden, fire surround, door to:

**KITCHEN**

**4.64m (15'3") max x 2.26m (7'5")**

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, electric double oven with a four ring gas hob and cooker hood above, double glazed window to the rear, tiled splashbacks, glazed door opening to the side of the property, door to the entrance hall.

**CLOAKROOM**

Double glazed window to the side, low level wc, wash hand basin.



**FIRST FLOOR**

**LANDING**

Access to the loft, airing cupboard housing the hot water cylinder.

**BEDROOM 1**

**3.68m (12'1") x 3.66m (12')**

Double glazed window to the front, built-in double wardrobe.

**BEDROOM 2**

**3.66m (12') x 3.66m (12')**

Double glazed window to the front, shelved alcove.

**BEDROOM 3**

**3.53m (11'7") x 2.68m (8'9")**

Double glazed window to the rear.

**BEDROOM 4**

**3.53m (11'7") x 2.10m (6'11")**

Double glazed window to the rear.

**BATHROOM**

Fitted with a four piece suite comprising: panelled bath, wash hand basin, shower cubicle and low level WC, tiled walls, double glazed window to the rear.



**OUTSIDE**

**FRONT**

To the front of the house is a pathway to the main entrance, a lawned front garden with flower borders and a private driveway measuring **7.54m (24'7")** which leads to the garage. To the right side of the house a pathway follows onto the rear garden.

**REAR**

The rear garden faces south and measures **11.78m (38'6") in width x 18.43m (60'4") in length**. Adjoining the property is a paved patio with steps to a lower gravelled garden area, enclosed by fencing and hedged borders.

**GARAGE**

**5.32m (17'2") x 2.51m (8'3")**

Up and over vehicular door, window to the side.

**AGENT'S NOTE**

This property has solar panels, providing the home owner with free electricity when weather conditions are favourable. We understand that the panels are provided on a 25 year lease with Free Solar (Stage 1) Ltd from November 2011.