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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

14/E/25 5712



Floor Plans...



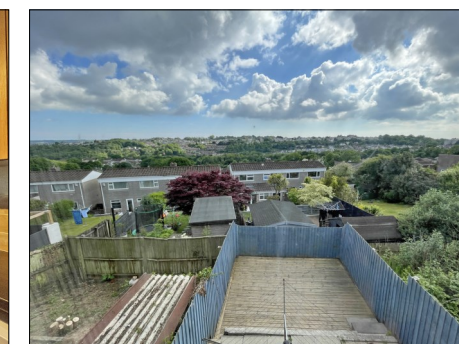
Further Information...

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



**7 Ditton Court, Egguckland,
Plymouth, PL6 5LP**

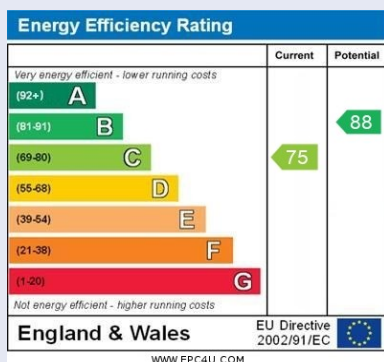
**THREE BEDROOMS
SOUGHT AFTER LOCATION
SOUTH FACING GARDEN
GARAGE EN BLOCK
GAS CENTRAL HEATING
DOUBLE GLAZING**

We feel you may buy this property because...

‘This family home is positioned close to popular schools and has a south facing rear garden.’

£227,500

www.plymouthhomes.co.uk



Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage In Block

Outside Space
South Facing Garden

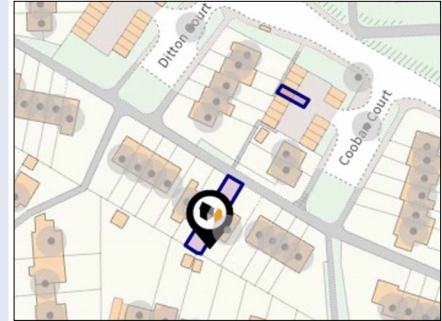
Council Tax Band
B

Council Tax Cost 2025/2026
Full Cost: £1,808.67
Single Person: £1,356.50

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,050
Second Home or Investment
Property: £13,425

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

Title Plan Guideline



Introducing...

This three bedroom family home is positioned in a sought after location close to popular schools and has a good open aspect to the rear. The accommodation comprises: entrance porch, hallway, lounge, kitchen/dining room, three bedrooms and a modern bathroom. Externally, the property has 25’ enclosed south facing garden and a garage in a nearby block. Offered for sale with no onward chain, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

Modern composite entrance door opening to:

ENTRANCE PORCH

Frosted double glazed windows to the front, quarry tiled floor, plumbing for washing machine, door to:

ENTRANCE HALL

Stairs to the first floor landing and a half flight of stairs down to the lounge. Meter cupboard.

KITCHEN/DINING ROOM

3.90m (12'10") x 2.65m (8'8")

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, plumbing for washing machine, space for an American style fridge/freezer and tumble dryer, electric point for cooker, space for breakfast table, double glazed window to the front, tiled splashbacks.

LOUNGE

4.60m (15'1") x 4.28m (14') max

Double glazed window to the rear with a good open view, radiator, wall light points, double glazed door to the garden, storage cupboard.



WC

Frosted double glazed window to the front, wash hand basin, low-level WC, tiled walls.

FIRST FLOOR

LANDING

Access to the part loft, housing the combination boiler, range of storage cupboards.

BEDROOM 1

3.28m (10'9") x 2.61m (8'7")

Double glazed window to the front, radiator, range of built in wardrobes with sliding doors.

BEDROOM 2

4.28m (14') x 2.61m (8'7")

Double glazed window to the rear with a good open view, radiator.

BEDROOM 3

3.32m (10'11") x 1.89m (6'2")

Double glazed window to the rear with a good open view, radiator.

BATHROOM

Modern suite comprising a ‘P’ shaped panelled bath with a shower screen, independent electric shower and hand shower attachment, vanity wash hand basin, low-level WC, tiled walls, heated towel rail, frosted double glazed window to the front.



OUTSIDE

REAR

7.6m (25') x 4.6m (15')

South facing enclosed garden, enclosed by fencing with a paved seating area. The remainder of the garden has been decked for ease of maintenance.

GARAGE

Positioned in nearby block.