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Opening Hours

Monday - Friday

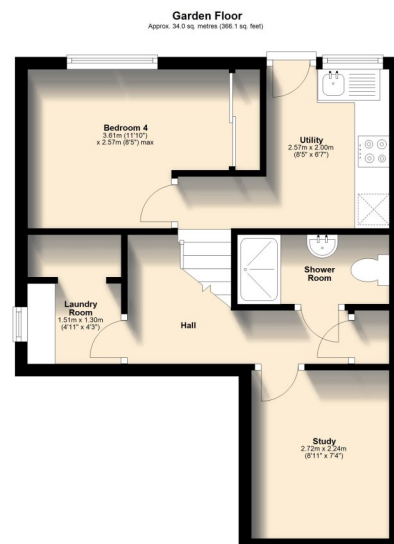
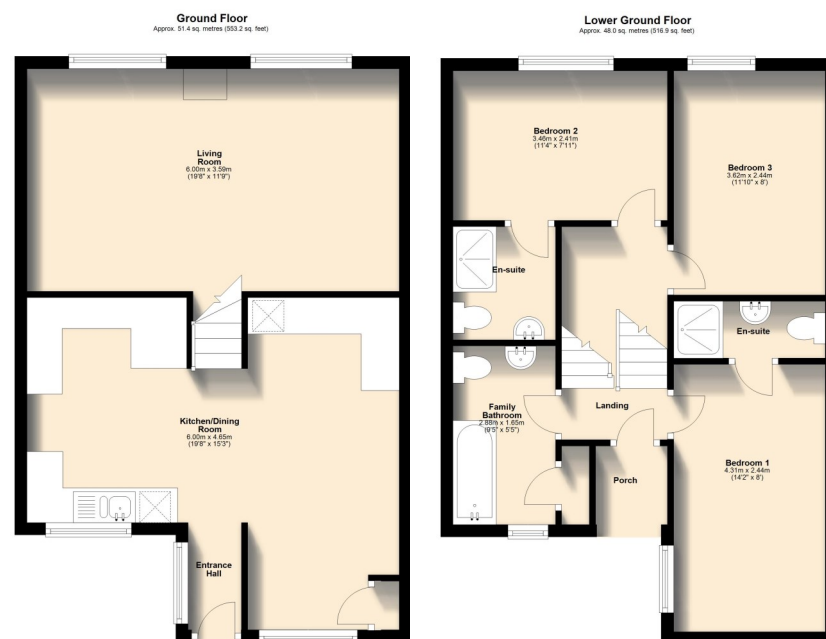
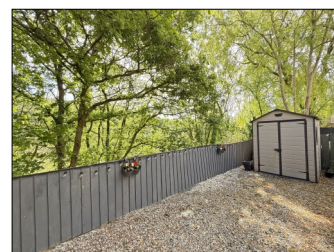
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:
14/E/25 5715



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



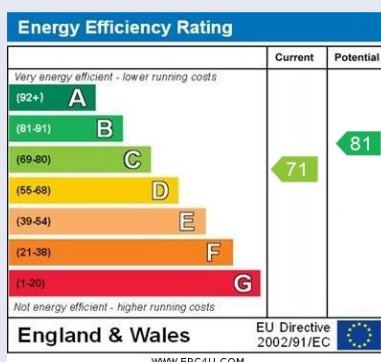
POPULAR LOCATION
VERSATILE
ACCOMMODATION
FOUR BEDROOMS
TWO RECEPTIONS
LOVELY OUTLOOK
GOOD SIZED GARDEN
ANNEXE POTENTIAL

**81 Erlstoke Close, Eggbuckland,
Plymouth, PL6 5QN**

We feel you may buy this property because...
'Of the spacious, versatile accommodation on offer and lovely residential setting.'

£310,000

www.plymouthhomes.co.uk



Number of Bedrooms
Four Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway

Outside Space
Good Sized Garden

Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: £500
Main Residence: £5,500
Second Home or Investment
Property: £21,000

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 truly unique and deceptive home enjoys spacious and versatile accommodation over three floors and could also offer a self-contained one-bedroom annexe on the garden level. Internally the accommodation currently boasts four double bedrooms, two-ensuites, a lovely spacious lounge with wood burning stove, a beautiful kitchen/dining room, useful study/home office, family bathroom and shower room, utility room and laundry room. Further benefits include double glazing, central heating and externally there is a private driveway, front garden and lovely rear garden with decking and backing onto woodland. Plymouth Homes advise an early viewing to fully appreciate the accommodation on offer and the cul-de-sac position of this lovely, spacious family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL
With double glazed window to the side, tiled flooring, open plan doorway into the kitchen/dining room.

KITCHEN/DINING ROOM
6.00m (19’8”) x 4.65m (15’3”)
A lovely spacious reception space with vaulted ceiling and fitted with a matching range of modern base and eye level units with soft closing drawers and doors, corner kidney storage unit, worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, integrated appliances to include larder fridge, freezer and dishwasher, space for range cooker with wall mounted cooker hood above, splashbacks, floor level plinth heater and LED lighting, space for dining table and chairs, Velux skylight window to the front, double glazed windows to the front and rear, meter cupboard, radiator, tiled flooring, stairs descending into the living room.

LIVING ROOM
6.00m (19’8”) x 3.59m (11’9”)
Another spacious reception room, also with a vaulted ceiling, with two double glazed windows to the rear enjoying the rear outlook towards woodland, a feature wood burning stove, stairs then descend to the lower ground floor landing.

LOWER GROUND FLOOR

LANDING
With stairs descending to the garden level and uPVC glazed door opening to the front garden.

BEDROOM 1
4.31m (14’2") x 2.44m (8')
A good-sized double bedroom with double glazed window to the side, radiator and door into the en-suite.

EN-SUITE
Fitted with a three-piece suite comprising pedestal wash hand basin, recessed shower cubicle with fitted electric shower above, low-level wc, tiled surround, radiator/towel rail, extractor fan, wall mounted mirrored cabinet, tiled flooring, recessed ceiling spotlights.

BEDROOM 2
3.46m (11’4”) x 2.41m (7’11”)
A second double bedroom with double glazed window to the rear enjoying the open outlook, radiator, door into the en-suite.



EN-SUITE
1.83m (6') x 1.63m (5'4")
Fitted with a three-piece suite comprising pedestal wash hand basin, shower cubicle with fitted electric shower above, low-level WC, tiled surround, radiator/towel rail, extractor fan, wall mounted mirrored cabinet, tiled flooring.

BEDROOM 3
3.62m (11’10”) x 2.44m (8')
Another double bedroom with double glazed window to the rear enjoying the view, radiator, wood effect laminate flooring, recessed ceiling spotlights.

FAMILY BATHROOM
2.88m (9'5") x 1.65m (5'5")
Fitted with three piece suite comprising panelled bath with shower attachment off the mixer tap, shower screen, pedestal wash hand basin, low-level WC, tiled surround, radiator/towel rail, extractor fan, wall mounted mirror, obscure double glazed window to the front, tile effect laminate flooring, recessed ceiling spotlights, built in storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

GARDEN FLOOR

HALL
With built in storage cupboard.

BEDROOM 4
3.61m (11'10") x 2.57m (8'5") max
A fourth double bedroom with double glazed window to the rear, built in wardrobes, radiator.

SHOWER ROOM
Fitted with a three-piece suite comprising recessed shower cubicle with fitted electric shower above, pedestal wash hand basin, low-level WC, radiator/towel rail, extractor fan, wall mounted mirrored cabinet, tiled splashbacks, tiled flooring, recessed ceiling spotlights.

STUDY
2.72m (8'11") x 2.24m (7'4")
A versatile room which would make the ideal home office/study, with radiator.

UTILITY
2.57m (8'5") x 2.00m (6'7")
Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, fitted eye level electric double oven and four ring electric hob with stainless steel cooker hood above, double glazed window to the rear, radiator, wood effect laminate flooring, recessed ceiling spotlights, uPVC half glazed door opening to the garden.

LAUNDRY ROOM
1.51m (4'11") x 1.30m (4'3")
With worktop space, space for washing machine, obscure double-glazed window to the side, tiled flooring, open plan storage recess.

OUTSIDE:

FRONT
From the lower ground floor, access is given to a gravelled front seating area measuring 2.78m (9’1”) x 4.59m (15’) with outside power supply, water tap and accessing an outside storage cupboard. There is a raised gravelled border and steps to the side of the house then lead onto the rear garden.

REAR
The rear garden is a lovely feature of the property, enjoying the outlook of the woodland beyond, and measuring 7.76m (25’4”) in width x 13.56m (44’4”) in length. Much of the garden comprises a decked seating area with a lower gravelled area and all enclosed by wooden fencing.

PARKING
At the front of the property is a private driveway.

