

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

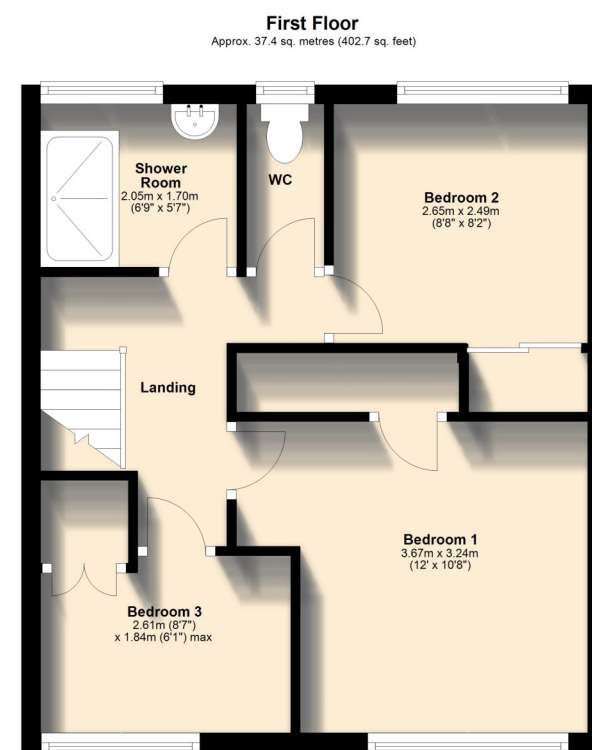
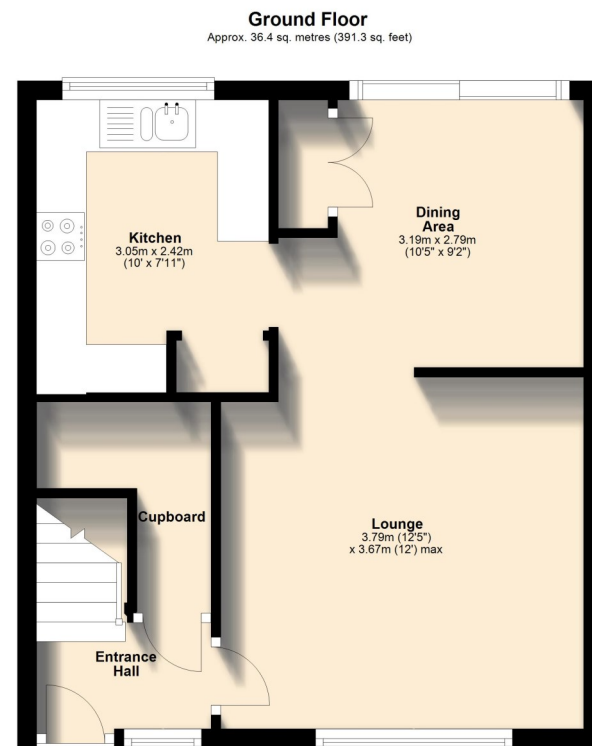
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

23/E/25 5723

Floor Plans...



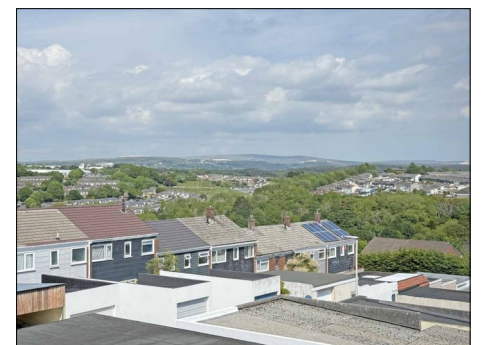
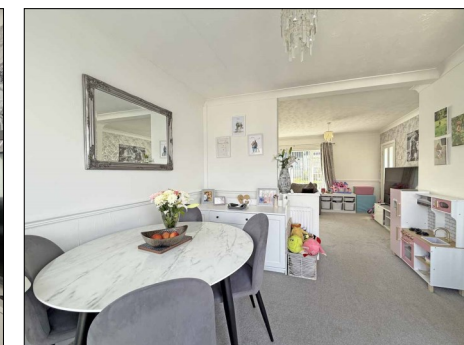
Further Information...

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



**20 Barcote Walk, Eggbuckland,
Plymouth, PL6 5QE**

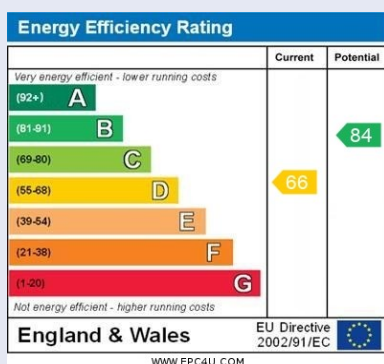
**POPULAR LOCATION
WELL PRESENTED
THREE BEDROOMS
ENCLOSED GARDEN
DRIVE & GARAGE
CENTRAL HEATING**

We feel you may buy this property because...

‘Of the popular residential location and deceptively spacious, well-presented accommodation on offer.’

£230,000

www.plymouthhomes.co.uk



Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
Driveway and Garage

Outside Space
Front And Rear Gardens

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: £2,100
Second Home or Investment
Property: £13,600

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 well-maintained home is located within the popular residential area of Egguckland and lies close to popular schools and amenities. Internally the accommodation offers lounge, dining area, modern kitchen, three bedrooms, bathroom and separate wc. Further benefits include double glazing, central heating and externally the property has a low maintenance, enclosed garden, brick-built storage shed, garage and driveway. Plymouth Homes advise an early viewing to appreciate this ideal first time or family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC glazed entrance door into the entrance hall.

ENTRANCE HALL

With obscure double-glazed window to the front, stairs rising to the first-floor landing, walk in understairs storage cupboard, door into the lounge.

LOUNGE

3.79m (12'5") x 3.67m (12') max

A good-sized reception space with double glazed window to the front, radiator, dado rail, coving to ceiling, open plan into the dining area.

DINING AREA

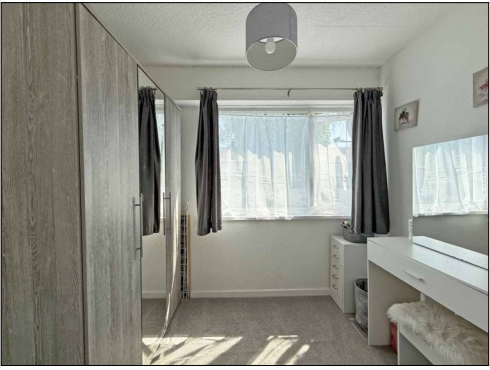
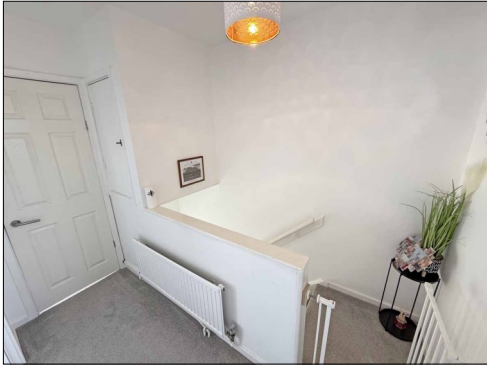
3.19m (10'5") x 2.79m (9'2")

With built in storage cupboard, radiator, dado rail, coving to ceiling, uPVC patio door opening to the garden, door into the kitchen.

KITCHEN

3.05m (10') x 2.42m (7'11")

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 and washing machine, fitted electric oven and four ring electric hob with cooker hood above, double glazed window to the rear.



FIRST FLOOR

LANDING

With radiator and access to the loft space.

BEDROOM 1

3.67m (12') x 3.24m (10'8")

A double bedroom with double glazed window to the front, radiator, coving to ceiling, built in storage cupboard also housing the wall mounted boiler serving heating system and domestic hot water.

BEDROOM 2

2.65m (8'8") x 2.49m (8'2")

A second double bedroom with double glazed window to the rear enjoying the panoramic views, built in wardrobe, radiator, coving to ceiling.

BEDROOM 3

2.61m (8'7") x 1.84m (6'1") max

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

WC

With obscure double-glazed window to the rear and fitted with a low-level WC.

SHOWER ROOM

Fitted with a two-piece suite comprising double shower enclosure with fitted rainfall shower above and separate hand shower attachment, vanity wash hand basin with cupboard storage below, tiled



surround, obscure double-glazed window to the rear, tiled flooring.

OUTSIDE:

FRONT

The front is approached via a walkway from the roadside, leading to a private garden with pathway to the main entrance.

REAR

The rear opens to a low maintenance and enclosed, tiered garden measuring **6.16m (22'2") in length x 6.04m (19'10") in width**. The garden comprises paved and artificial lawn with views in the distance towards Dartmoor. From the garden access is given to the driveway and a storage shed which in turn opens into the garage.

STORAGE SHED

Measuring **1.53m (5') x 3.62m (11'10")**, with window to the garden, corrugated plastic roof, power supply and doorway into the garage.

GARAGE

Measuring **4.97m (16'3") x 2.42m (7'11")** with up and over garage door to the rear service lane.

DRIVEWAY

Measuring **3.34m (10'11") in width x 5.08m (16'8") in length**, paved and open to the rear service lane