

Contact us

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Opening Hours

Monday - Friday

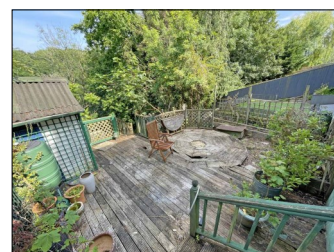
9.15am—5.30pm

Saturday

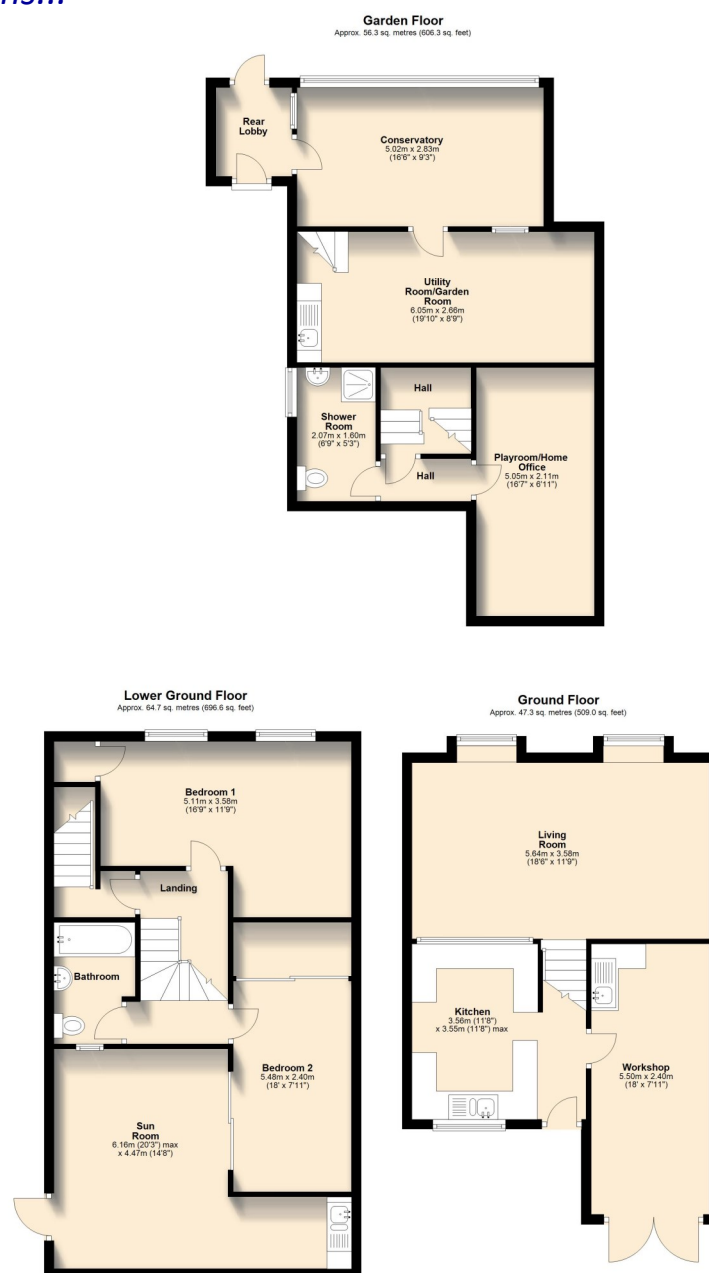
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:
18/F/25 5739



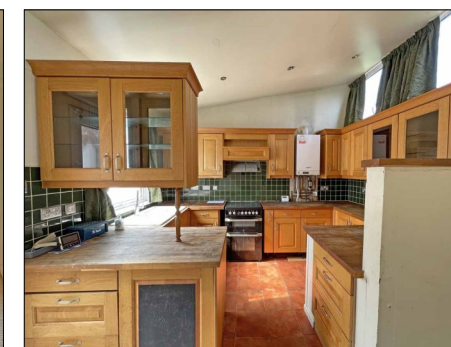
Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



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

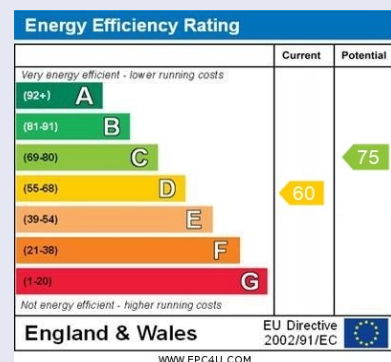
MODERNISATION REQUIRED
CUL-DE-SAC POSITION
SPLIT LEVEL LAYOUT
POPULAR LOCATION
BACKING ONTO WOODLAND
NO ONWARD CHAIN

We feel you may buy this property because...
'Of the versatile accommodation and potential on offer.'

£200,000

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.



www.plymouthhomes.co.uk

Number of Bedrooms
Two/Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Off Road Parking

Outside Space
Rear 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: Nil
Main Residence: £1,500
Home or Investment
Property: £11,500

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...

Located in a cul-de-sac within Egguckland, this unique and versatile, split-level home requires modernisation throughout. Internally the accommodation offers a kitchen, large living room, two double bedrooms, playroom/home office, utility/garden room, bathroom, shower room, conservatory, sunroom and workshop (formerly the garage). Externally there is a private driveway to the front and to the rear a tiered garden backing onto woodland behind. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to appreciate the potential on offer within this spacious home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a glazed uPVC door opening into the kitchen.

KITCHEN

3.56m (11'8") x 3.55m (11'8") max

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, integrated fridge and dishwasher, space for cooker, pull out cooker hood, wall mounted boiler serving the heating system and domestic hot water, double glazed windows to the front and rear, door into the workshop and stairs descending into the lounge.

WORKSHOP

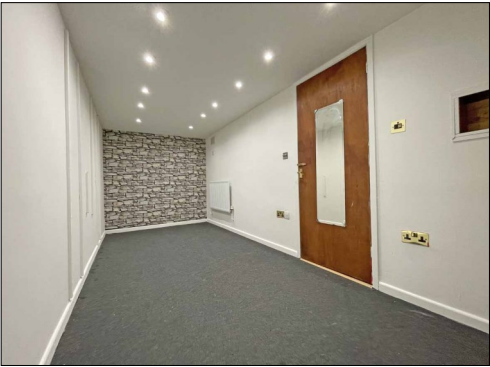
5.50m (18') x 2.40m (7'11")

Formerly the garage, ideal for storage with glazed double doors opening to the driveway.

LIVING ROOM

5.64m (18'6") x 3.58m (11'9")

With two double glazed bay windows to the rear aspect enjoying the outlook across woodland, radiator, picture rail, stairs descending to the lower ground floor.



LOWER GROUND FLOOR

LANDING

BEDROOM 1

5.11m (16'9") x 3.58m (11'9")

With two double glazed windows to the rear, radiator, built in storage cupboard.

BEDROOM 2

5.48m (18') x 2.40m (7'11")

With walk in storage cupboard, radiator, glazed patio door opening to the sunroom.

SUNROOM

6.16m (20'3") max x 4.47m (14'8")

A covered area with decked flooring, worktop with inset wash hand basin and door to a side pathway leading to the rear of the property.

BATHROOM

2.47m (8'1") x 1.65m (5'5") max

Fitted with a three-piece suite comprising panelled bath, wash hand basin, low level WC, tiled splashbacks, obscure double-glazed window to the front, radiator.

From the landing, stairs descend to the hall and a separate door and stairs descend into the utility room.

GARDEN FLOOR

HALL

With ceiling spotlights and doors into the playroom/home office and the shower room.



PLAYROOM/HOME OFFICE

5.05m (16'7") x 2.11m (6'11")

A room with no natural light, with radiator and recessed ceiling spotlights.

SHOWER ROOM

2.07m (6'9") x 1.60m (5'3")

Fitted with a three-piece suite comprising shower cubicle, wash hand basin, low level WC, tiled splashbacks, obscure double-glazed window to the side.

UTILITY/GARDEN ROOM

6.05m (19'10") x 2.66m (8'9")

A versatile room fitted with a base unit with stainless steel sink, radiator, wood panelled walls, recessed spotlights, door into the conservatory.

CONSERVATORY

5.02m (16'6") x 2.83m (9'3")

With uPVC double glazed windows to the rear, polycarbonate roof, radiator, door into the rear lobby.

REAR LOBBY

With doors to the rear garden and side pathway to the sunroom.

FRONT

The front of the property is approached via a private driveway leading to the main entrance.

REAR

The rear opens to a tiered rear garden enjoying the outlook of the woodland beyond.

