

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

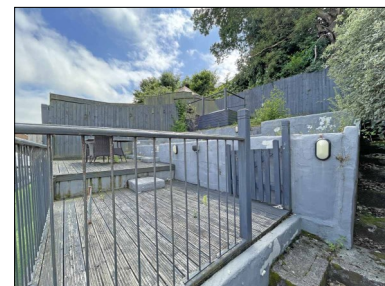
Saturday

9.00am—4.00pm

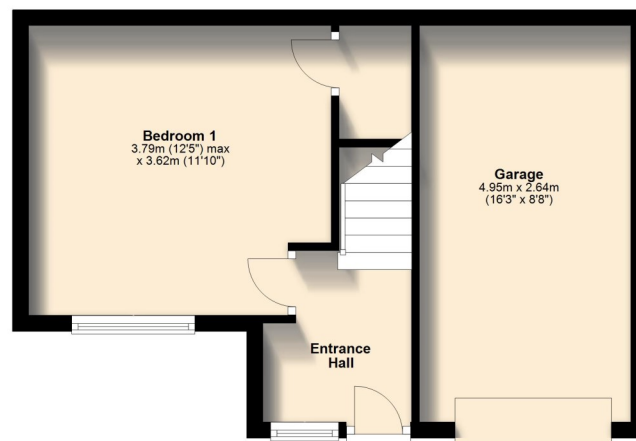
(Central Plymouth Office Only)

Our Property Reference:

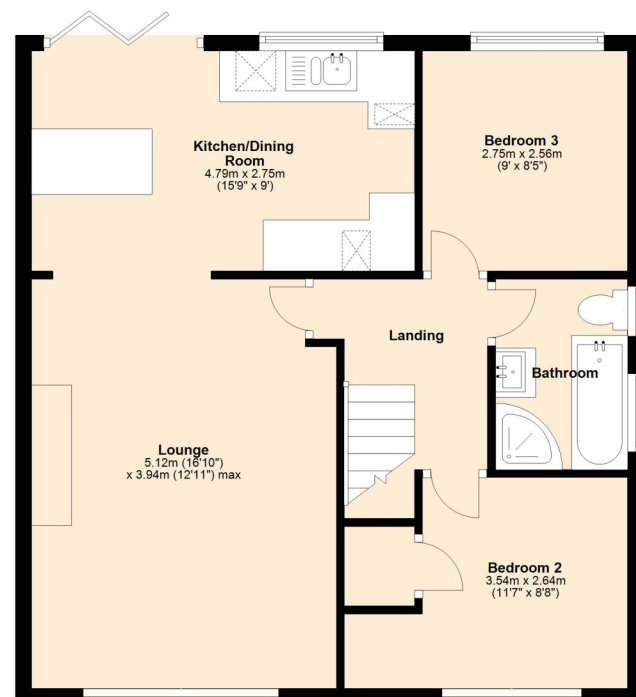
02/G/25 5746



Ground Floor
Approx. 33.4 sq. metres (359.3 sq. feet)



First Floor
Approx. 61.4 sq. metres (661.3 sq. feet)

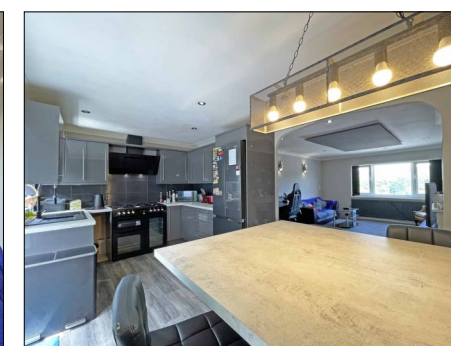
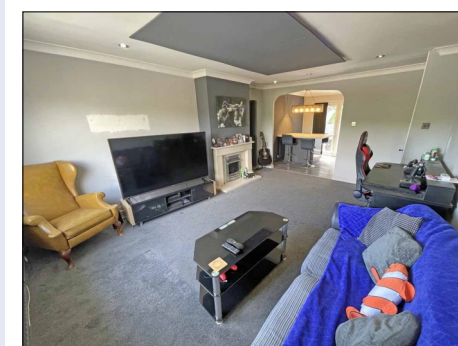


Further Information...

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



**36 Erlstoke Close, Eggbuckland,
Plymouth, PL6 5QP**

We feel you may buy this property because...

‘Of the popular residential location and spacious accommodation on offer.’

£260,000

CUL-DE-SAC LOCATION

THREE BEDROOMS

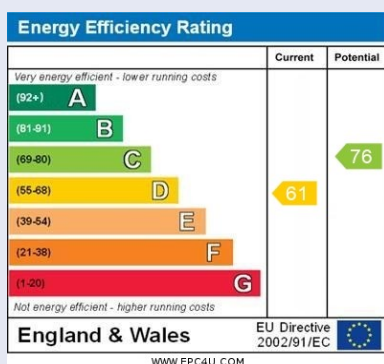
LARGE LOUNGE

KITCHEN/DINING ROOM

DRIVE TO GARAGE

WEST FACING GARDEN

www.plymouthhomes.co.uk



Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
West Facing 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: £3,000
Home or Investment
Property: £16,000

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 split, semi-detached home is located in a cul-de-sac within the popular residential area of Egguckland. The accommodation offers three good sized bedrooms, large lounge, kitchen/dining room and a four-piece bathroom suite. Further benefits include double glazing, central heating and externally there is a private drive to garage and a westerly facing, tiered rear garden. Plymouth Homes advise an early viewing.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC glazed entrance door, with obscure double glazed side window, opening into the entrance hall.

ENTRANCE HALL

With radiator, wood effect laminate flooring, coving to ceiling, stairs rising to the first-floor landing, door into bedroom 1.

BEDROOM 1

3.79m (12'5") max x 3.62m (11'10")

With double glazed window to the front, radiator, recessed ceiling spotlights, door to a walk in storage cupboard.

FIRST FLOOR

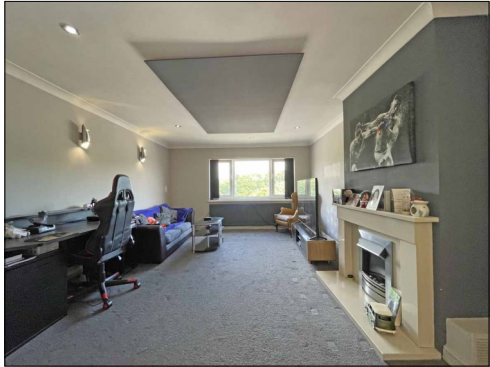
LANDING

With coving to ceiling and access to the loft space.

LOUNGE

5.12m (16'10") x 3.94m (12'11") max

A lovely spacious reception room with double glazed window to the front enjoying an open outlook, coal effect electric fire set within a feature surround, radiator, coving to ceiling with recessed ceiling spotlights, back lit ceiling panel, open plan into the kitchen/dining room.



KITCHEN/DINING ROOM

4.79m (15'9") x 2.75m (9')

Fitted with a matching range of base and eye level units with worktop space above, built in raised dining table, 1½ bowl sink unit with single drainer and mixer tap, splashbacks, under-unit lighting, integrated washing machine and dishwasher, spaces for fridge/freezer and range cooker with wall mounted cooker hood above, double glazed window to the rear, radiator, recessed ceiling spotlights, uPVC glazed tri-fold door opening onto the rear garden.

BEDROOM 2

3.54m (11'7") x 2.64m (8'8")

With double glazed window to the front enjoying the open outlook, radiator, dado rail, coving to ceiling, recessed ceiling spotlights, built in storage cupboard.

BEDROOM 3

2.75m (9') x 2.56m (8'5")

With double glazed window to the rear, radiator, coving to ceiling recessed ceiling spotlights.

BATHROOM

2.39m (7'10") x 1.65m (5'5")

Fitted with a four-piece suite comprising panelled bath, vanity wash hand basin with cupboard storage below, shower cubicle with fitted shower above, low-level WC, tiled surround, radiator/towel rail, extractor fan, two obscure double-glazed windows to the side, tiled flooring, coving to ceiling, recessed ceiling spotlights.



OUTSIDE:

FRONT

The front of the property is approached via a private driveway leading to the garage, steps to the main entrance and a lawned garden area. To the right-side steps and a gate lead to the rear garden.

REAR

At the rear of the property is a tiered, westerly facing garden with the trifold doors from the kitchen opening to a decked seating area with retractable sun canopy. Steps then rise to further garden areas with decked and artificial lawned areas, enjoying the outlook and enclosed by fencing.

GARAGE

4.95m (16'3") x 2.64m (8'8")

With power and light, roof storage area, water tap, up and over garage door to the driveway.

