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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

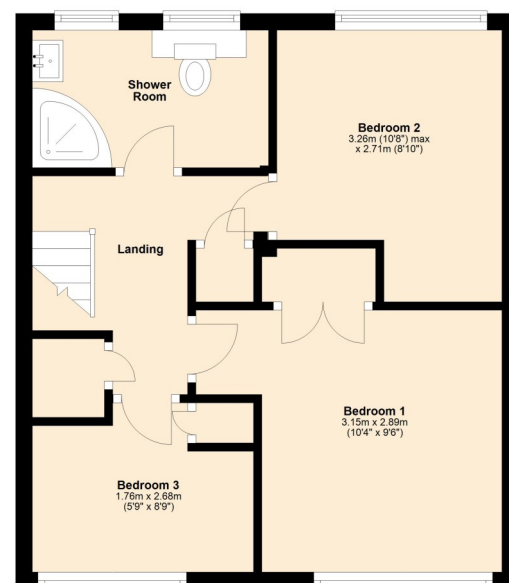
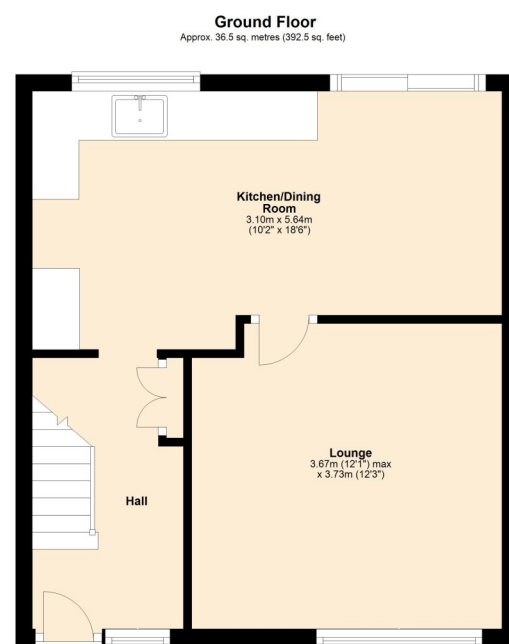
(Central Plymouth Office Only)

Our Property Reference:

12/I/25 5786



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



**14 Cockington Walk, Eggbuckland,
Plymouth, PL6 5QF**

We feel you may buy this property because...

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

**Guide Price
£220,000 - £230,000**

**POPULAR LOCATION
THREE BEDROOMS
SEPARATE LOUNGE
KITCHEN/DINING ROOM
OPEN REAR OUTLOOK
GARAGE & HARDSTANDING
GAS CENTRAL HEATING**

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and Hardstanding

Outside Space
Enclosed 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: £1,900
Home or Investment
Property: £12,900

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 within the popular residential area of Eggbuckland, this terraced home enjoys an open rear aspect with far reaching views across Plymouth. Internally the accommodation offers entrance hall, kitchen/dining room, separate lounge, three bedrooms and a modern shower room. Further benefits include double glazing, central heating and externally there is a rear garden, car hardstanding and a single garage with attached storeroom. Plymouth Homes recommend an early viewing to appreciate this ideal first time or family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

HALL

With frosted double-glazed window to the front, built in storage cupboard, radiator, coved ceiling, stairs rising to the first-floor landing with under-stairs storage cupboards, door opening into the kitchen/dining room.

KITCHEN/DINING ROOM
5.64m (18'6") x 3.10m (10'2")

Fitted with a matching range of base and eye level units with wooden worktops above, butler style sink, spaces for washing machine, fridge/freezer, and range cooker with wall mounted cooker hood above, space for dining table and chairs, double glazed window to the rear enjoying the open outlook, radiator, tiled floor, coved ceiling, double glazed patio doors opening onto the garden, door into the lounge.

LOUNGE
3.73m (12'3") x 3.67m (12'1") max

With double glazed window to the front, radiator, coved ceiling.

FIRST FLOOR

LANDING

With coved ceiling, access to the loft space with retracting ladder, two built in storage cupboards.



BEDROOM 1
3.15m (10'4") x 2.89m (9'6")

A double bedroom with double glazed window to the front, built-in double wardrobe with hanging rail and shelving, radiator, coved ceiling.

BEDROOM 2
3.26m (10'8") max x 2.71m (8'10")

A second double bedroom with double glazed window to the rear enjoying the open outlook, radiator, coved ceiling.

BEDROOM 3
2.68m (8'9") max x 1.76m (5'9") max

A single bedroom with double glazed window to the front, built-in storage cupboard, radiator.

SHOWER ROOM

Fitted with a three-piece suite comprising corner shower cubicle with fitted shower above, vanity wash hand basin with cupboard storage below, low level wc, tiled flooring with underfloor heating, extractor fan, radiator/towel rail, two obscure double-glazed windows to the rear.

OUTSIDE:

FRONT

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



REAR
The rear of the property enjoys an open outlook across Plymouth. Steps from the kitchen/dining room descend to a paved seating area measuring **5.74m (18'10") x 4.80m (15'9")** with a gate and steps descending to a private car hardstanding and a pedestrian door into the storage shed and garage.

GARAGE/STORAGE SHED
From the garden access is given to a storage shed which also allows access into the single garage with up and over garage door to the rear service lane.

SOLAR PANELS
The property has leased solar panels which help the homeowner to reduce energy bills during suitable conditions.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

