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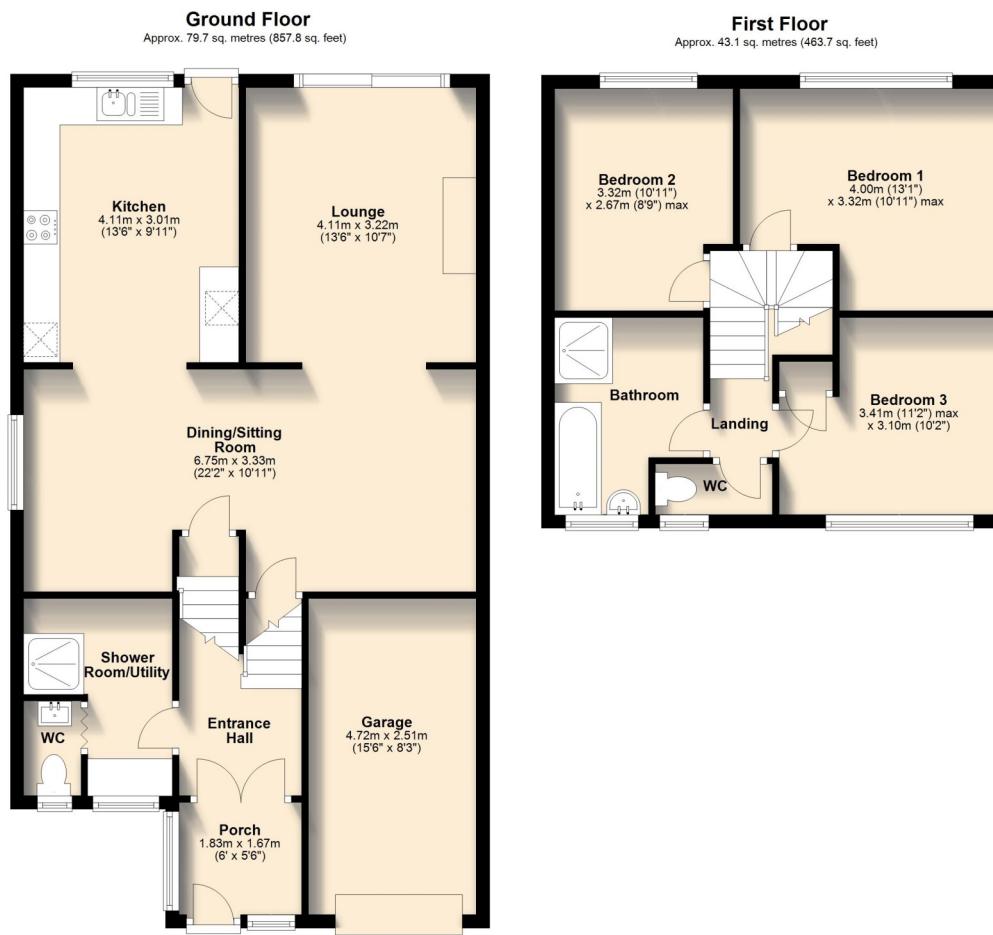
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Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
28/A/26 5866

Floor Plans...



PLYMOUTH HOMES ESTATE AGENTS



15 Huxham Close, Egguckland, Plymouth, PL6 5LH

We feel you may buy this property because...

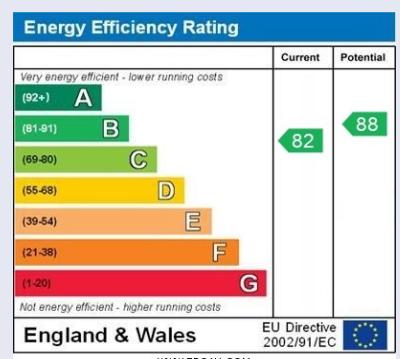
'Of the particularly spacious accommodation, and the popular residential location, close to nearby schools.'

£325,000

www.plymouthhomes.co.uk

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.'



Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage and Off Road Parking

Outside Space
South 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: £1,250
Main Residence: £6,250
Home or Investment
Property: £22,500

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...

This spacious, extended home is located in a cul-de-sac within the heart of Eggbuckland and lies close to both primary and secondary schools. Internally the accommodation boasts: entrance porch and hallway, shower room/utility, downstairs wc, large sitting/dining room, lounge, kitchen, three double bedrooms, bathroom and separate wc. Further benefits include double glazing, central heating, solar panels and externally there is parking for 2/3 vehicles, a good-sized garage and a southerly facing, enclosed rear garden. Plymouth Homes advise an early viewing to fully appreciate the size on offer within the perfect semi-detached home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a glazed entrance door into the porch.

PORCH

With double glazed windows to the front and side, dado rail, coving to ceiling, door opening into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing, stairs descending into the dining/sitting room, door to the shower room/utility.

SHOWER ROOM/UTILITY

2.95m (9'8") x 1.26m (4'2")

Fitted worktop with spaces for washing machine and tumble dryer below, obscure double-glazed window to the front, shower cubicle with fitted shower above, radiator/towel rail, extractor fan, wall mounted boiler serving the heating system and domestic hot water, door into the wc.

DOWNSTAIRS WC

With obscure double-glazed window to the front and fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, tiled splashback.

DINING/SITTING ROOM

6.75m (22'2") x 3.33m (10'11")

A lovely, spacious reception area with built in storage cupboard, double glazed window to the side, wooden flooring, radiator, open plan into the lounge and kitchen.

LOUNGE

4.11m (13'6") x 3.22m (10'7")

With coal effect living flame gas fire set within a feature surround, radiator, wooden flooring, wall lights, coving to ceiling, uPVC glazed patio door opening to the garden.



KITCHEN

4.11m (13'6") x 3.01m (9'11")

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, tiled splashbacks, under-unit lighting, a range of integrated appliances to include fridge, freezer, dishwasher, fitted eye level electric double oven and five ring gas hob with stainless steel cooker hood above, double glazed window to the rear, radiator, wooden flooring, coving to ceiling, uPVC glazed door opening to the rear garden.

FIRST FLOOR

LANDING

With dado rail and coving to ceiling.

BEDROOM 1

4.00m (13'1") x 3.32m (10'11") max

A double bedroom with double glazed window to the rear enjoying distant views across Plymouth, fitted bedroom suite comprising built-in wardrobes with hanging rail, shelving, overhead cupboards and drawer storage, radiator, coving to ceiling.

BEDROOM 2

3.32m (10'11") x 2.67m (8'9") max

A second double bedroom with double glazed window to the rear also enjoying the views, radiator, wood effect laminate flooring.

BEDROOM 3

3.41m (11'2") max x 3.10m (10'2")

A third double bedroom with double glazed window to the front, radiator, coving to ceiling, built in storage cupboard.

BATHROOM

Fitted with a three-piece suite comprising panelled bath, vanity wash hand basin with cupboard storage below, double shower enclosure with fitted electric shower above, tiled splashbacks, radiator/towel rail, extractor fan, wall mounted mirrored cabinet, obscure double-glazed window to the front, coving to ceiling, access to the loft space with retracting ladder and light.

SEPARATE WC

With obscure double-glazed window to the front, fitted with a low-level WC, tiled splashbacks.

OUTSIDE:

FRONT

At the front of the property is a private driveway and gravelled hardstanding offering parking for two/three vehicles. There is access to the garage, and EV charging point and side pathway with gate opening to the rear garden.

REAR

The rear opens to a southerly facing garden measuring **13.36m (43'10") in length x 8.02m (26'3") in width**. A paved seating area adjoins the property and descends to a lawned garden with gate giving rear access.

GARAGE

5.08m (16'6") x 2.29m (7'5")

With up and over garage door, power supply and lighting.

SOLAR

The property benefits from leased solar panels fitted to the rear elevation. These give the homeowner the use of the free electricity produced, during suitable conditions, with any remaining electricity sent back to the National Grid.

