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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

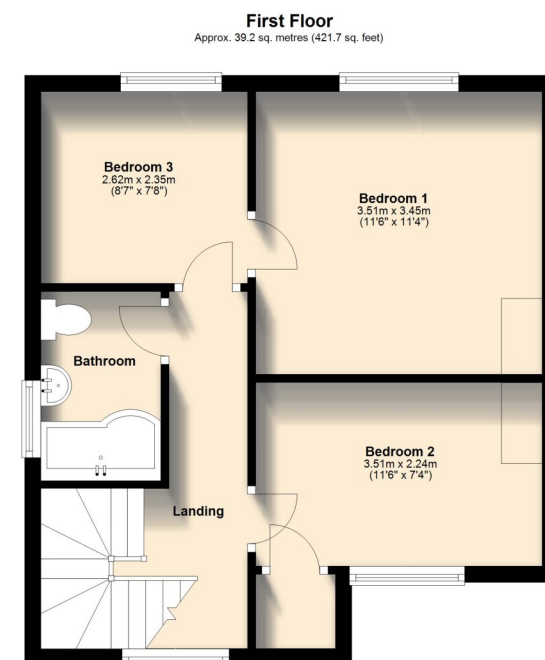
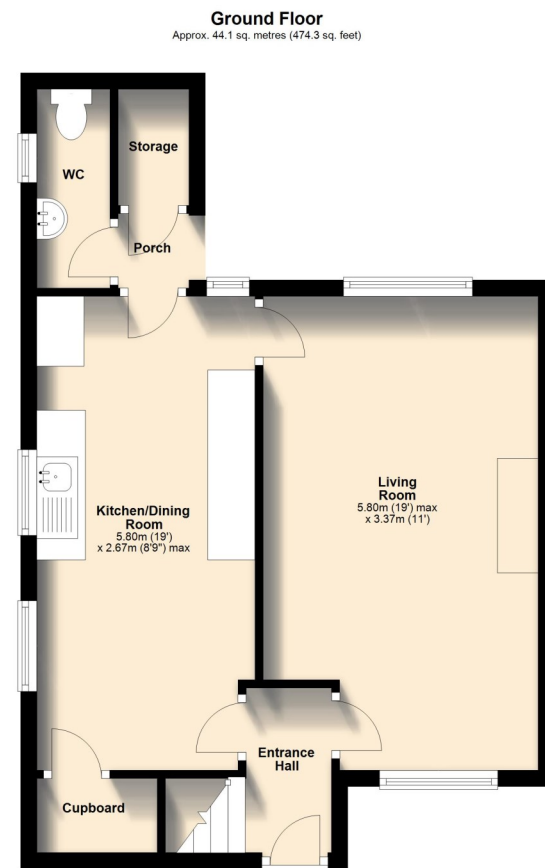
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

27/C/26 5912

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.

Energy Efficiency Rating	
Current	Potential
74	77

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 E.U. Directive 2002/91/EC
WWW.EPC4U.COM

PLYMOUTH
HOMES ESTATE AGENTS



**69 Frogmore Avenue, Egguckland,
Plymouth, PL6 5RT**

**SEMI DETACHED
LARGE REAR GARDEN
THREE BEDROOMS
TWO RECEPTIONS
DOUBLE GLAZING
CENTRAL HEATING
NO ONWARD CHAIN**

We feel you may buy this property because...
'Of the popular residential location and the lovely large garden.'

£220,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

TBC

Parking

On Street Parking

Outside Space

Large Rear 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

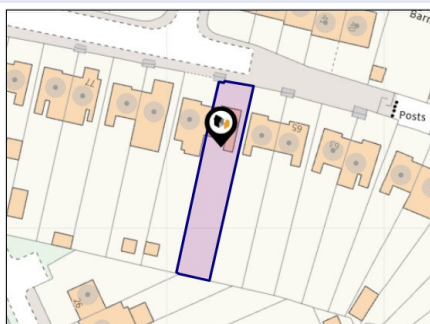
Main Residence: £1,900

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...

Set within a secluded position within Eggbuckland, this semi-detached home boasts a south facing rear garden measuring 31.60m (103'8'') in length. Internally the accommodation offers a good-sized living room, kitchen/dining room, three bedroom and a bathroom. Further benefits include double glazing and central heating. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate this ideal first time or family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With stairs rising to the first-floor landing, doors into the living room and kitchen/dining room.

LIVING ROOM

5.80m (19') max x 3.37m (11')

With double glazed leaded windows to the front and rear, decorative fireplace, radiator, door opening into the kitchen/dining room.

KITCHEN/DINING ROOM

5.80m (19') x 2.67m (8'9") max

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, splashbacks, under-unit lighting, spaces for fridge, freezer, dishwasher, washing machine and cooker, wall mounted cooker hood, understairs storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, double glazed leaded windows to the side and rear, radiator, door into the entrance hall, uPVC glazed door opening to the rear of the property to the porch.

FIRST FLOOR

LANDING

With double glazed leaded window to the front, access to the loft space, doors to all rooms.



BEDROOM 1

3.51m (11'6") x 3.45m (11'4")

With double glazed leaded window to the rear overlooking the garden, radiator.

BEDROOM 2

3.51m (11'6") x 2.24m (7'4")

With built in storage cupboard, double glazed leaded window to the front, radiator.

BEDROOM 3

2.62m (8'7") x 2.35m (7'8")

With double glazed leaded window to the rear, radiator.

BATHROOM

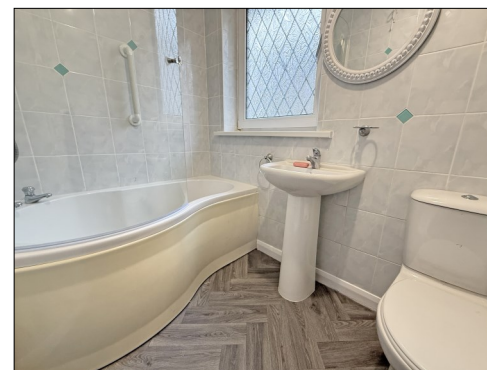
2.31m (7'7") x 1.47m (4'10")

Fitted with a three-piece suite comprising panelled bath with separate shower above, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, obscure double-glazed window to the side, radiator.

OUTSIDE:

FRONT

To the front steps and a private pathway leads to the covered main entrance, a lawned garden and side path onto the rear.



REAR

The rear garden is a particular feature of the property being south facing and measuring **31.60m (103'8'') x 7.94m (26')**. Much of the garden is laid to lawn, with a paved seating area and all enclosed by wall and fencing with a gate and side pathway to the front.

REAR PORCH

Open plan to the rear garden and giving access to an outside wc and useful storage cupboard.

WC

2.43m (8') x 0.90m (2'11")

With obscure window to the side and fitted with a low level wc and wash hand basin.

STORAGE CUPBOARD

1.42m (4'8") x 0.86m (2'10")

AGENT'S NOTE

We've been informed by a previous purchaser that asbestos was identified in a survey on the property.

