



Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

Email: office@swiftestateagents.co.uk
Website: www.swiftestateagents.co.uk



£210,000 FREEHOLD

A generously proportioned three-bedroom mid-terraced home offering exciting potential for modernisation, complete with front and rear gardens, a single garage in a nearby block, and available with no onward chain.

DITTON COURT, EGGBUCKLAND, PLYMOUTH

EPC – D



PROPERTY DETAILS

Tucked away in a peaceful cul-de-sac in the ever-popular area of Eggbuckland, this three-bedroom mid-terraced home presents an exciting opportunity for buyers seeking space, convenience and potential. The property benefits from garage parking, low-maintenance front and rear gardens, and is offered with no onward chain. Perfectly positioned, it is within easy walking distance of highly regarded schools and local amenities, with excellent access to Derriford Hospital and the A38.

While the home would benefit from updating and modernisation, it offers fantastic scope to create a wonderful family home! The ground floor comprises an entrance porch with sliding doors into a welcoming hallway, a generously sized lounge, a separate dining room, and a well-proportioned kitchen with direct access to the rear garden. Upstairs, there are three bedrooms (two doubles and one single), along with a shower room and separate W.C.

Council tax band – B

Opaque UPVC glazed door and adjacent window to;

ENTRANCE PORCH

Double glazed sliding door to;

ENTRANCE HALL

Staircase to first floor with wooden balustrading and recess area under, built-in storage cupboard housing gas warm air boiler providing hot water and heating, glazed panelled doors lead from the entrance hall providing access to all ground floor rooms.

LOUNGE

14'1 x 10'4 (4.3m x 3.2m)

Natural stone fireplace with adjacent matching display beds, UPVC double glazed picture window to front elevation, archway to;

DINING ROOM

9'8 x 8'8 (3m x 2.7m)

UPVC double glazed picture window to rear elevation, panelled door to;

KITCHEN

10'1 x 7'5 (3.1m x 2.3m)

Fitted with a range of white base and eye level storage cupboards with fitted worktops, inset one and a half bowl single drainer sink unit with mixer tap, adjacent recess with plumbing for a washing machine, further cooker recess, UPVC double glazed door to rear elevation flanked by 2 matching windows, return door to entrance hall.

FIRST FLOOR

LANDING

Access to loft space, airing cupboard housing a hot water cylinder with slatted shelving over, doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

13'4 x 9'8 (4.1m x 3m)

A range of fitted bedroom furniture incorporating wardrobes, dressing table and bedside cabinets, further built-in double wardrobe, UPVC double glazed window to front elevation.

BEDROOM TWO

8'5 x 8'2 (2.6m x 2.5m)

Built-in double wardrobe, UPVC double glazed window overlooking the rear garden.

BEDROOM THREE

8'5 x 6'5 (2.6m x 2m)

Built-in storage cupboard over stairs, UPVC double glazed window to front elevation.

SHOWER ROOM

White suite comprising double glazed shower cubicle and electric shower, vanity wash hand basin, opaque UPVC double glazed window to rear elevation.

W.C

Matching low level WC suite, opaque UPVC double glazed window to rear elevation.

OUTSIDE

The gardens are situated both to the front and rear of the property. The rear garden being fully enclosed, with high larch lap fencing, housing a useful implement store and aluminium framed greenhouse. There is also an outside tap. A single garage is situated in a nearby block which can be accessed either via a pedestrian walk-way to the rear of the back garden or via Cooban Court.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

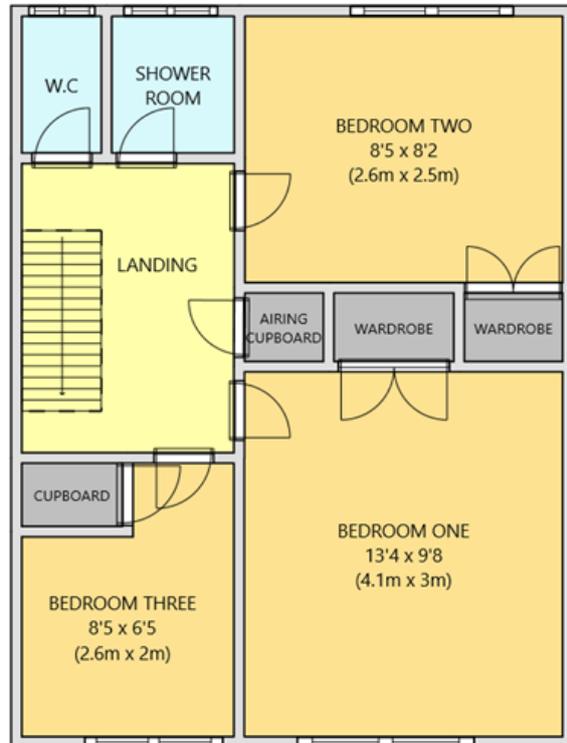
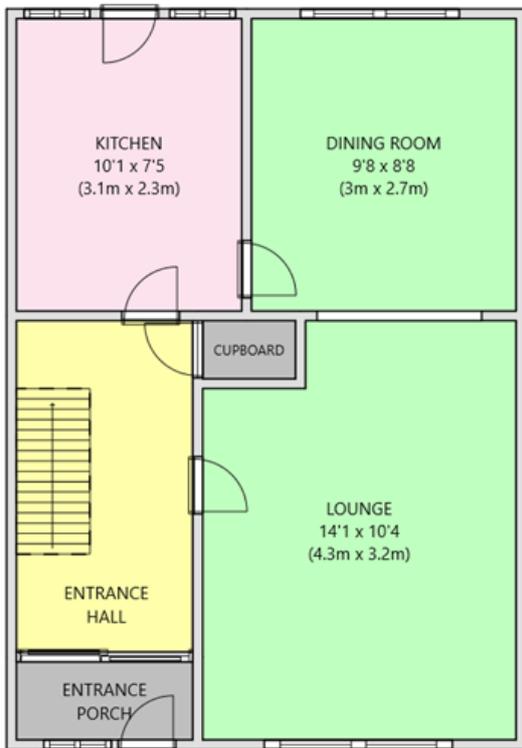
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Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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