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Opening Hours

Monday - Friday

9.15am—5.30pm

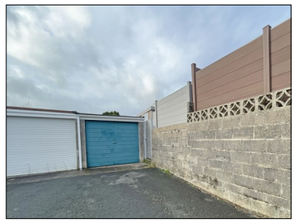
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

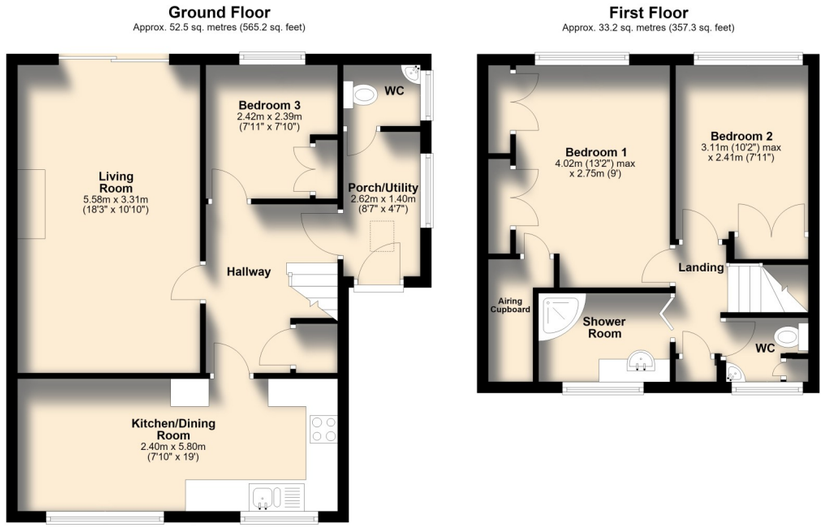
Our Property Reference: 20/K/26 6110

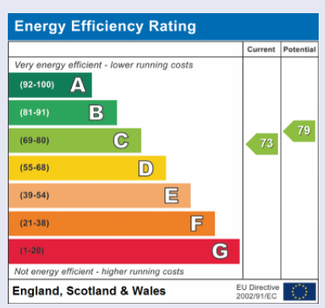






Floor Plans...





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

Draft Details – Not Approved & Subject To Change









SEMI DETACHED HOUSE

POPULAR LOCATION

THREE BEDROOMS

KITCHEN/DINING ROOM

ENCLOSED GARDEN

GARAGE

NO ONWARD CHAIN

24 St Edward Gardens, Eggbuckland, Plymouth, PL6 5PB

We feel you may buy this property because…

'Of the popular location on offer and proximity to good primary and secondary schools.'

£260,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage To The Rear

Outside Space
Front and Rear Gardens

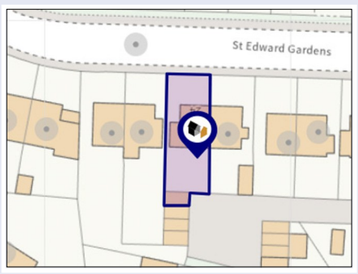
Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £2,170.53
Single Person: £1,627.90

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…

Plymouth Homes are delighted to present to the market this well-presented, semi-detached house which is located in the heart of the ever-popular area of Eggbuckland. Offered to the market with no onward chain, the accommodation comprises entrance porch/utility, downstairs WC, living room, kitchen/dining room, three bedrooms, shower room and separate WC. Externally there is a south facing enclosed garden and access to a single garage located behind. With central heating and double glazing, and internal inspection is highly recommended.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a uPVC door opening into the porch/utility.

PORCH/UTILITY
2.62m (8'7") x 1.40m (4'7")
With double glazed window the side, skylight window, radiator, plumbing for washing machine, space for fridge/freezer, space for tumble dryer.

DOWNSTAIRS WC
1.40m (4'7") x 1.11m (3'8")
Fitted with a two-piece suite comprising low level WC, pedestal wash hand basin, obscure double-glazed window to the side, tiled splashback, radiator, wall light.

ENTRANCE HALL
With radiator, stairs rising to first floor landing, under stairs storage.

BEDROOM THREE
2.42m (7'11") x 2.39m (7'10")
A single bedroom with double glazed window to the rear, built in storage cupboard, radiator.

LIVING ROOM
5.58m (18'3") x 3.31m (10'10")
A lovely sized reception room with double glazed sliding doors opening to the rear garden, coal effect electric fire set within a feature fireplace.











KITCHEN/DINING ROOM
5.80m (19') x 2.40m (7'10")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, plumbing for dishwasher, space for fridge, two double glazed windows to the front, radiator, fitted hob with cooker hood above, fitted eye level oven, tiled splashbacks.

FIRST FLOOR

LANDING
With double glazed window to the side, built in storage cupboard.

BEDROOM 1
4.02m (13'2") max x 2.69m (8'10")
A lovely double sized bedroom with double glazed window to the rear enjoying the distant views, radiator, built in wardrobes, concealed entry to walk in storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water

BEDROOM 2
3.11m (10’02”) max x 2.41m (7’11”)
A single bedroom with double glazed window to the front, radiator, built in wardrobe.

WC
1.49m (4'11") x 1.16m (3'10")
Fitted with a two-piece suite comprising low level WC, corner wash hand basin, obscure double-glazed window to the front, tiled walls, radiator, built in storage cupboard.

SHOWER ROOM
2.38m (7'10") x 1.60m (5'3")
Fitted with a two piece suite comprising shower cubicle area with shower above, vanity wash hand basin, tiled walls, obscure double-glazed window to the front, radiator.

OUTSIDE:

FRONT
The front of the property is approached via shared steps which descend to a private pathway providing access to the front door and a tiered front garden. The pathway then proceeds onto the rear garden via a gate.

REAR
The rear opens to a tiered south facing garden **which measures 8.53m (28’08”) in width x 9.75m (32’03”) in length** with brick paved seating area and steps leading to areas with stone chippings. There is also a concrete storage shed. The garden is enclosed by a wall and fencing with a gate proving rear access to the garage.

GARAGE
The property benefits from a single garage located directly behind the rear garden.

SOLAR PANELS
The property benefits from privately owned, photovoltaic solar panels which generate a yearly income for the homeowner and help to lower energy bills, subject to suitable weather conditions. We’re informed the last yearly income from the panels was £300.





