

£190,000



8 BOWHAYS WALK, EGGBUCKLAND, PLYMOUTH PL6 5SH

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

A spacious three bedroom mid terraced property requiring modernisation situated in a popular residential location offering easy access to local amenities. The living accommodation which is arranged over two levels comprises; entrance porch, lounge, kitchen/diner and a utility on the ground floor. On the first floor a landing leads to three bedrooms and a bathroom with separate w.c. Externally there are front and rear gardens and a garage and driveway. The property also benefits from PVCu double glazing and gas central heating and is being offered to the market with no onward chain. An internal viewing is highly recommended to truly appreciate the potential of the this family home. Property is sold as seen.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTC and ADSL.

OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1,808.67 (by internet enquiry with Plymouth City Council). These details are subject to change.

EGGBUCKLAND

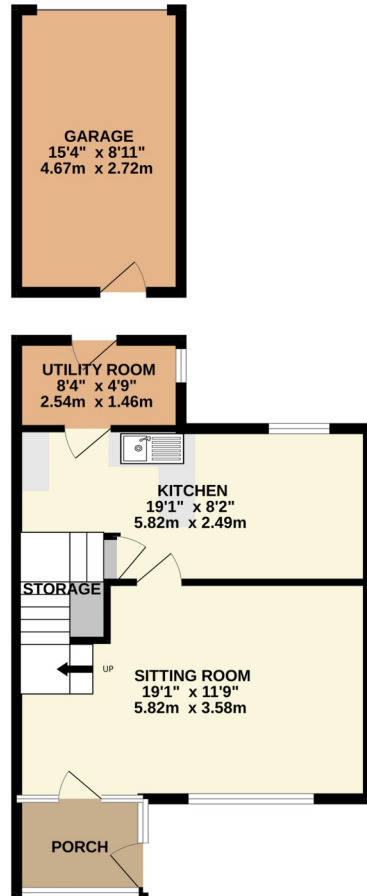
Prior to the Second World War Eggbuckland was a small village a few miles north of Plymouth. During the reconstruction of Plymouth many new suburbs were built and during the 1970s the areas in between and surrounding the old village were all developed. The development of the A38 just south of Eggbuckland in the 1980s lead to the area becoming very popular with commuters. The present church of St Edward, was constructed in 1470. The village was held by the Royalist Cavaliers during the Civil War against the Parliamentarian Roundheads and was badly damaged. Widey Court was the headquarters of Prince Maurice during his siege of Plymouth, and was visited by the King. During the 19th century the area was host to new Palmerston Forts built as part of a northern defence line around Plymouth. Known locally, for the provision of both primary and secondary schooling, such as; Eggbuckland Vale, Austin Farm, Widey Court and St Edwards Primary Schools, along with Eggbuckland Community College.

BUYERS INFORMATION

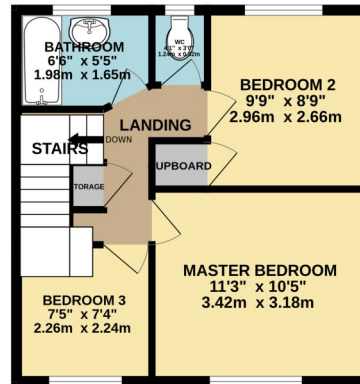
Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

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FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

EPC TBC

