

9 Moat Park, Eggbuckland, Plymouth PL6 5FD

Plymouth

£325,000

Lawson are delighted to market this well appointed detached family home, in an elevated location, just a short walk from all amenities and excellent schooling. The Property benefits from well tended accommodation arranged over two floors comprising; a PVC double glazed front door into an entrance hall with wood effect flooring and a dog legged carpeted staircase to the first floor landing, understairs storage, coats cupboard and cloakroom; with a low level of W.C, wash hand basin and window to the side elevation. A doorway leads to the kitchen which is fitted with a matching range of base and eye level storage cupboards, post formed and roll top work surfaces, plumbing for a washing machine, four burner gas hob, filter canopy, double oven, dishwasher, fridge/freezer, tile effect flooring, windows to rear elevation with far reaching views extending to Dartmoor and inset spotlights.

From the hallway a doorway leads to a lounge/diner a spacious room with windows to the front elevation and French doors opening out to the decked terrace, wall lights and ceiling lights. From hallway, carpeted stairs ascend to the first floor landing with an attractive window to the front elevation. Bedroom one a spacious double has a window to the rear and an en-suite; with an oversized shower cubicle, a direct feed shower unit, Metro tile splashbacks, low level W.C and wash hand basin. Bedroom two, a further double has a window to the front. Bedroom three, a double has a window to the front elevation. Bedroom four, a large single has a window to the rear. The family bathroom is fitted with a matching white three piece suite comprising pedestal wash hand basin, a low level W.C and a panel enclosed bath with easy clean splash backs and a shower, a mixer, tap, and extractor.

Externally the front garden is gravelled for ease of maintenance, and there is a tarmacadam driveway providing parking which leads to a single garage with an up and over door, power and light connected. The rear garden is fully fenced enclosed with a large wrap around decked terrace and level lawn, flower and shrub beds and borders. The property has the benefit of PVC double glazing, gas fired central heating via the wall mounted Worcester combination boiler.

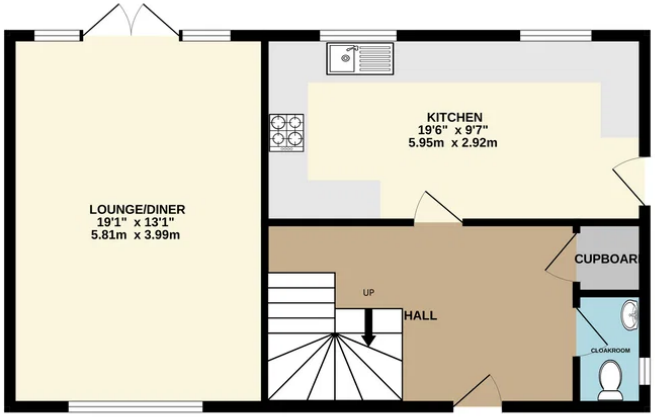
EGGBUCKLAND

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.

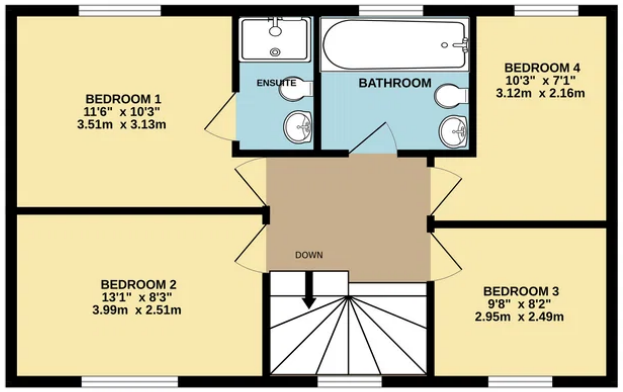




GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.

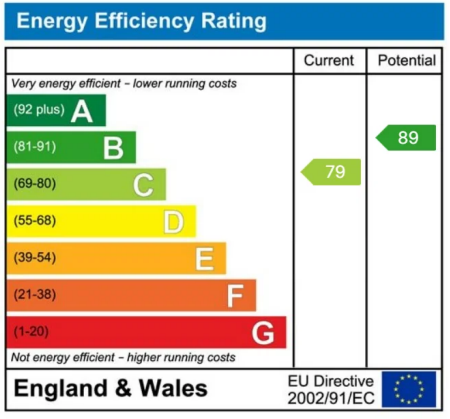


TOTAL FLOOR AREA : 1209 sq.ft. (112.4 sq.m.) approx.

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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OUTGOINGS PLYMOUTH

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2025/2026 is £2325.42 (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage good, broadband connection FTTC available.

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.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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