

## Contact us

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## Email Us

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## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

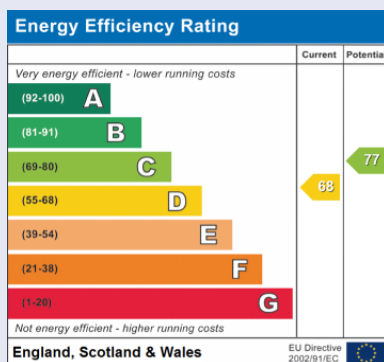
**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

**31/G/26 6031**



## 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



**SEMI DETACHED BUNGALOW**

**TWO BEDROOMS**

**BEAUTIFULLY PRESENTED**

**CONSERVATORY**

**GARAGE & DRIVEWAY**

**SOUTH FACING GARDEN**

**NO ONWARD CHAIN**

**40 Shirburn Road, Eggbuckland,  
Plymouth, PL6 5PQ**

*We feel you may buy this property because...*

*'Of the popular location and beautiful accommodation on offer.'*

**£285,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

**Number of Bedrooms**  
Two Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Driveway and Garage

**Outside Space**  
South Facing Garden

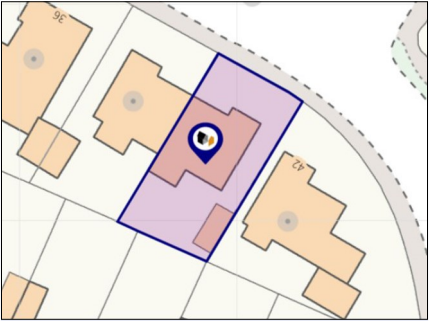
**Council Tax Band**  
C

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

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £4,250  
Home or Investment  
Property: £18,500

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 beautifully presented semi detached bungalow which is being offered to the market with no onward chain. The accommodation has been well maintained by its current owner and briefly comprises entrance hall, two bedrooms, living room, conservatory, kitchen/diner and shower room. Externally there is a well maintained south facing garden with patio seating area aswell as garage and driveway. Further benefits include gas central heating and double glazing. A viewing is highly recommended to avoid disappointment.

*The Accommodation Comprises...*

**GROUND FLOOR**

**ENTRANCE**

Entry is via a uPVC part glazed entrance door which opens into the entrance hall.

**ENTRANCE HALL**

With storage cupboard, radiator, access to loft space with light.

**BEDROOM 1**

**3.46m (11'4") x 3.32m (10'11")**

A double bedroom with double glazed window to the front, coving to ceiling, radiator, fitted wardrobes.

**BEDROOM 2**

**3.30m (10'10") x 3.21m (10'6")**

A further double bedroom with double glazed window to the front, radiator, coving to ceiling.

**LIVING ROOM**

**4.35m (14'3") x 3.32m (10'11")**

A good sized reception room with coving to ceiling, radiator, gas fire set within feature fire place, sliding doors opening into the conservatory:

**CONSERVATORY**

**3.32m (10'11") x 1.96m (6'5")**

Of uPVC construction, double glazed windows to all sides, uPVC door opening to the garden.



**KITCHEN/DINER**

**4.48m (14'8") x 3.25m (10'8")**

Fitted with a matching range of base and eye level units with worktop space above, carousel corner storage cupboard, sink unit with single drainer and mixer tap, built-in fridge, plumbing for washing machine, fitted electric oven with induction hob and cooker hood above, double glazed window to the side, double glazed window to the rear, radiator, coving to ceiling, tiled splashbacks, uPVC glazed door opening to the rear garden.

**SHOWER ROOM**

**2.45m (8'1") x 1.69m (5'6")**

Fitted with a three-piece suite comprising shower enclosure with fitted shower above, vanity wash hand basin, obscure double-glazed windows to the side, radiator, low level WC.

**OUTSIDE:**

**FRONT**

The front of the property is approached by a private driveway measuring approximately **15.54m (51'09)** and leading to the garage, gate to rear garden and a pathway giving access to front of property. There is a front garden which is mainly laid to lawn with a variety of shrubs.

**REAR**

The rear of the bungalow opens to a south facing garden measuring **8.22m (27'09") in width x 6.09m (20') in length**. Adjoining the conservatory is a paved seating area with steps descending to the main garden area which is mainly laid to lawn, with a variety of shrubs and bushes. Underneath the property there is a cellar area, with restricted head height, lighting and housing the wall mounted boiler serving the heating system and domestic hot water.

**GARAGE**

With up and over door to the driveway.

