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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 17/H/26 6044



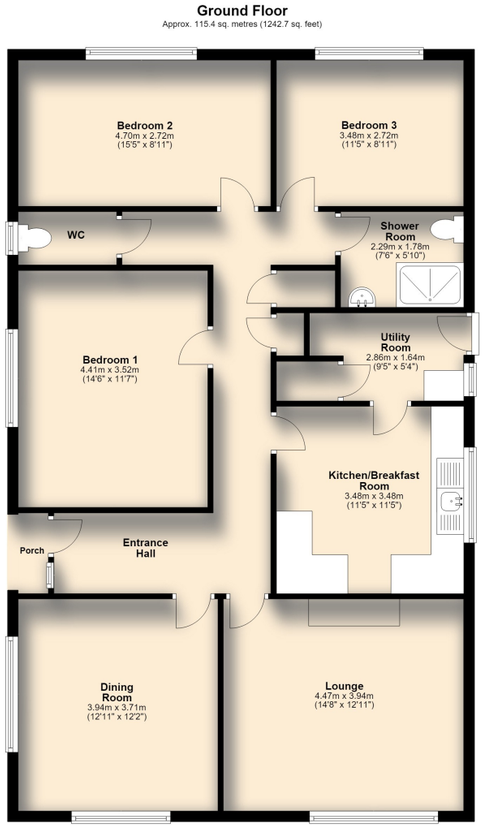






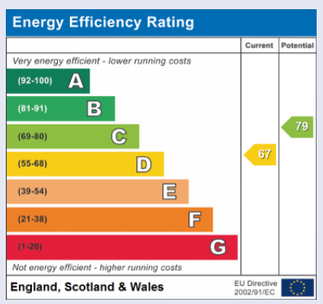


Floor Plans...



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









SECLUDED POSITION

DETACHED BUNGALOW

LOVELY, LEVEL PLOT

MODERNISATION REQUIRED

TWO RECEPTIONS

THREE BEDROOMS

NO ONWARD CHAIN

14 Rawlin Close, Eggbuckland, Plymouth, PL6 5TF

We feel you may buy this property because…

'Of the secluded position, substantial accommodation and potential on offer.'

£300,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
Front and Rear Gardens

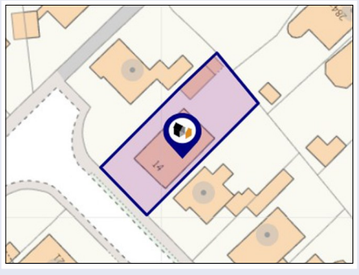
Council Tax Band
D

Council Tax Cost 2026/2027
Full Cost: £2,441.85
Single Person: £1,831.39

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £5,000
Home or Investment Property: £20,000

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…

This substantial, detached bungalow requires modernisation throughout and is located within a sought after and rarely available cul-de-sac within Eggbuckland, occupying a lovely, large level plot. Internally the accommodation boasts a large L shaped hallway, separate lounge and dining rooms, three large double bedrooms, a kitchen, shower room, separate wc and utility. Further benefits include double glazing, central heating and externally there are front and rear gardens and a 4/5 car private driveway leading to a larger than average garage. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate the position and size of this lovely property.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via an open plan porch with part glazed door opening into the entrance hall.

ENTRANCE HALL
A large L shaped hallway, with obscure double-glazed window to the side, radiator, access to the loft space, two built in storage cupboards.

LOUNGE
4.47m (14'8") x 3.94m (12'11")
A good-sized reception space, with double glazed window to the front, wall mounted gas fire within a tiled surround, radiator, coving to ceiling.

DINING ROOM
3.94m (12'11") x 3.71m (12'2")
Another good-sized reception room with dual aspect double glazed windows, radiator, coving to ceiling.

KITCHEN/BREAKFAST ROOM
3.48m (11'5") x 3.48m (11'5")
Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with mixer tap and double draining board, tiled splashbacks, spaces for fridge/freezer, dishwasher and cooker, double glazed window to the side, radiator, door into the utility room.











UTILITY ROOM
2.86m (9'5") x 1.64m (5'4")
With space for washing machine, double glazed window to the side, butler style sink, uPVC glazed door opening to the right side of the bungalow, built in storage cupboard also housing the wall mounted boiler serving heating system and domestic hot water.

BEDROOM 1
4.41m (14'6") x 3.52m (11'7")
A large double bedroom, with double glazed window to the side, fitted bedroom suite comprising built in wardrobes, overhead storage cupboards, dressing table and bedside cabinets, radiator.

BEDROOM 2
4.70m (15’5”) x 2.72m (8’11”)
A second bedroom, with double glazed window to the rear, radiator.

BEDROOM 3
3.48m (11’5”) x 2.72m (8’11”)
A third double bedroom, with double glazed window to the rear, radiator, coving to ceiling.

SEPARATE WC
With obscure double-glazed window to the side, fitted with a low level wc, radiator.

SHOWER ROOM
2.29m (7'6") x 1.78m (5'10")
Fitted with a three-piece suite comprising double shower enclosure with fitted electric shower above, pedestal wash hand basin, low-level WC, tiled surround.







OUTSIDE:

FRONT
The property occupies a lovely level plot, approached from the front via gate and a private driveway measuring **21.77m (71’5’’)** and leading to a lawned front garden with established borders, the side entrance and onto the garage and gate into the rear garden.

REAR
To the rear is an enclosed garden area, laid to lawn with established borders, trees, shrubs and accessing a greenhouse and covered storage area to the rear of the garage.

GARAGE
A larger than average garage measuring **6.60m (21’8’’) in length x 2.58m (8’5’’) in width**, with up and over garage door, window to the rear and lighting.

LEASEHOLD
The term of the lease for this property is 999 years from 1967. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £56.92 per annum. This will be verified by the purchasers legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.