

## Contact us

Central Plymouth Office  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA  
**(01752) 514500**

North Plymouth and  
Residential Lettings Office  
56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ  
**(01752) 772846**

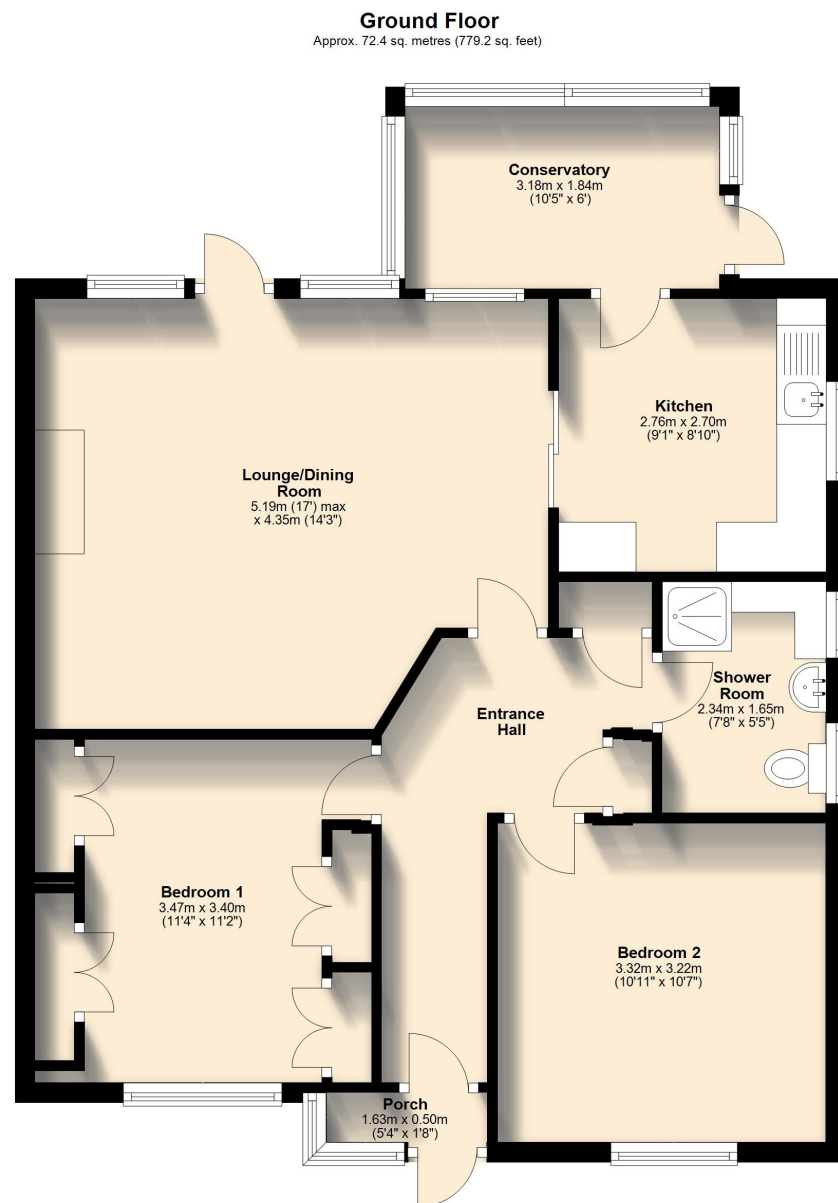
Email Us  
[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

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:  
14/D/26 5926

## 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  
NO ONWARD CHAIN  
MODERNISATION REQUIRED  
TWO BEDROOMS  
GARAGE AND DRIVEWAY  
SOUTH FACING GARDEN  
POPULAR LOCATION

**38 Shirburn Road, Egguckland,  
Plymouth, PL6 5PQ**

*We feel you may buy this property because...*  
'Of the popular location and potential to put your own mark on this semi-detached bungalow.'

**Offers In Excess Of  
£259,000**

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	74

EU Directive 2002/91/EC  
England, Scotland & Wales

**Number of Bedrooms**

Two Bedrooms

**Property Construction**

Cavity Brick Walls

**Heating System**

Gas Central Heating

**Water Meter**

Yes

**Parking**

Garage and Driveway

**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**

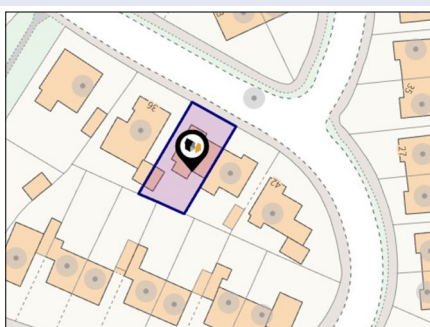
First Time Buyer: Nil

Main Residence: £2,950

Home or Investment

Property: £15,900

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 semi detached bungalow located in the ever popular area of Eggbuckland. Being offered to the market with no onward chain, the property will require a course of modernisation, but offers potential to be a lovely home. In brief, the accommodation comprises porch, entrance hall, lounge/dining room, kitchen, conservatory, two bedrooms and shower room. Externally, there is a driveway and garage and a south facing garden. The property is double glazed and gas centrally heated. An internal inspection is highly advised.

**The Accommodation Comprises...****GROUND FLOOR****ENTRANCE**

A uPVC part glazed entrance door opens into the porch.

**PORCH**

With double glazed windows to the front and sides, door into the entrance hall.

**ENTRANCE HALL**

With two storage cupboards, one housing the wall mounted boiler serving the heating system and domestic hot water.

**BEDROOM 1**

**3.47m (11'4") x 3.40m (11'2")**

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

**BEDROOM 2**

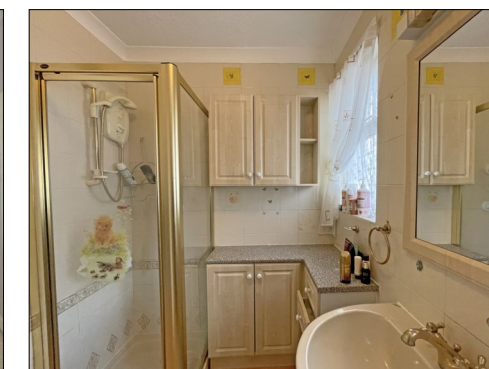
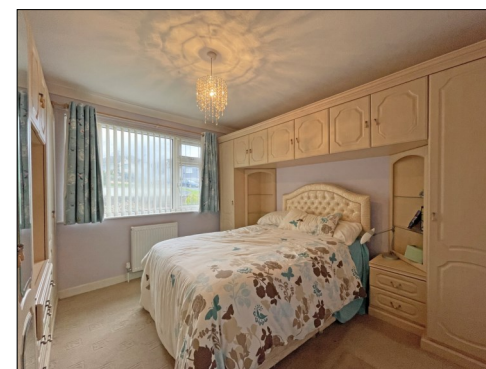
**3.32m (10'11") x 3.22m (10'7")**

A second double bedroom with double glazed window to the front, radiator.

**LOUNGE/DINING ROOM**

**5.19m (17') max x 4.35m (14'3")**

A good sized reception room with two radiators, double glazed windows to the rear, patio doors opening to rear garden, sliding door opening into the kitchen.

**SHOWER ROOM**

**2.34m (7'8") x 1.65m (5'5")**

Fitted with a three piece suite comprising shower cubicle with electric shower, WC, wash hand basin, coving to ceiling, tiled walls, two obscure double-glazed windows to the side.

**KITCHEN**

**2.76m (9'1") x 2.70m (8'10")**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, space for cooker, double glazed window to the side, coving to ceiling, access to the conservatory.

**CONSERVATORY**

**3.18m (10'5") x 1.84m (6')**

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

**OUTSIDE:****FRONT**

The front of the property is approached by a private driveway measuring approximately **16.45m (54'06)** and leading to the garage, gate to rear garden and a pathway giving access to front of property.

**REAR**

The rear of the bungalow opens to a south facing garden which has steps descending from patio doors and conservatory which measures approximately **7.92m (26'01") in width x 5.18m (17'07") in length.**

**GARAGE**

With up and over door to the driveway.