

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

Website

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.'

£290,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

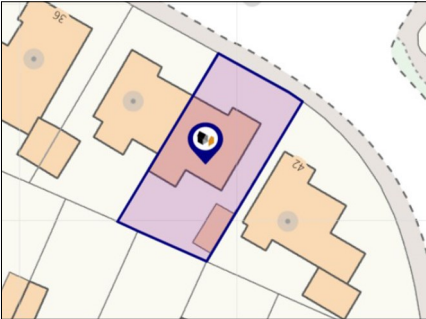
Council Tax Band
C

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £4,500
Home or Investment
Property: £19,000

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...

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.

