

# property details **approval form**

28 Egerton Road, Plymouth, Devon, England, PL4 9BR

**Date:** 22 May 2026

**Property Ref and Version:** MUP109176 - 0005

# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£230,000

Tenure: Freehold

## >> **key features**

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- > THREE BEDROOM PERIOD PROPERTY
- > TWO SPACIOUS RECEPTION ROOMS
- > ORIGINAL CHARACTER FEATURES THROUGHOUT
- > BATHROOM PLUS SEPERATE SHOWER ROOM
- > LOVELY ENCLOSED COURTYARD GARDEN
- > STYLISHLY PRESENTED THROUGHOUT
- > EPC Rating: Awaited

## >> **short description**

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Beautifully presented three-bedroom period property on sought-after Egerton Road, Plymouth, blending modern living with charming original features. Offering two reception rooms with fireplaces, a bathroom and separate shower room, plus a lovely enclosed courtyard garden.

## >> **long description**

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A stunning three-bedroom period home situated in the highly sought-after area of St Judes, offering a perfect blend of character and modern living.

This spacious property features two elegant reception rooms, both with attractive original fireplaces and charming period details, creating warm and versatile living spaces. The home has been thoughtfully upgraded throughout, including a stylish modern kitchen, new windows, replacement internal doors, and a full redecoration.

Upstairs comprises three well-proportioned bedrooms, a beautifully refurbished family bathroom, and the added benefit of a separate modern shower room.

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Externally, the property benefits from a private enclosed courtyard garden, ideal for relaxing or outdoor entertaining.

Further improvements include a new flat roof to the rear extension, providing peace of mind for prospective buyers.

Conveniently located close to local amenities, schools, and excellent transport links, this is a superb opportunity to acquire a move-in ready home in a popular Plymouth location.

Early viewing highly recommended.

## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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### **Porch**

### **Hallway**

### **Living Room**

14' 2" x 13' 6" ( 4.32m x 4.11m )

### **Dining Room**

13' 3" x 11' 1" ( 4.04m x 3.38m )

### **Kitchen**

15' 8" x 7' 7" ( 4.78m x 2.31m )

### **Bedroom 1**

14' x 10' 9" ( 4.27m x 3.28m )

### **Bedroom 2**

13' 5" x 10' 9" ( 4.09m x 3.28m )

### **Shower Room**

### **Bedroom 3**

8' 10" x 6' 4" ( 2.69m x 1.93m )

### **Bathroom**

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## >> property images



**Your Fox & Sons office:** 28 Mannamead Road, Mutley Plain, PLYMOUTH, Devon, PL4 7AA  
T 01752 662777 E MutleyPlain@fox-and-sons.co.uk

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## >> **property images**

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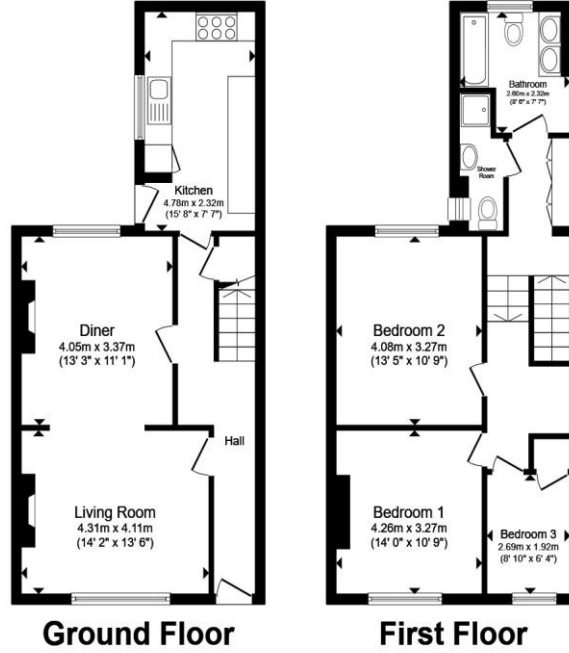
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## >> floor plan



Total floor area 96.3 m<sup>2</sup> (1,036 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

Signature

Date

Signature	Date
Lee Coxon LC	22/5/26
Mrs M. Amelia Julio	

Your Fox & Sons office: 28 Mannamead Road, Mutley Plain, PLYMOUTH, Devon, PL4 7AA

T 01752 662777 E [MutleyPlain@fox-and-sons.co.uk](mailto:MutleyPlain@fox-and-sons.co.uk)

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