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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

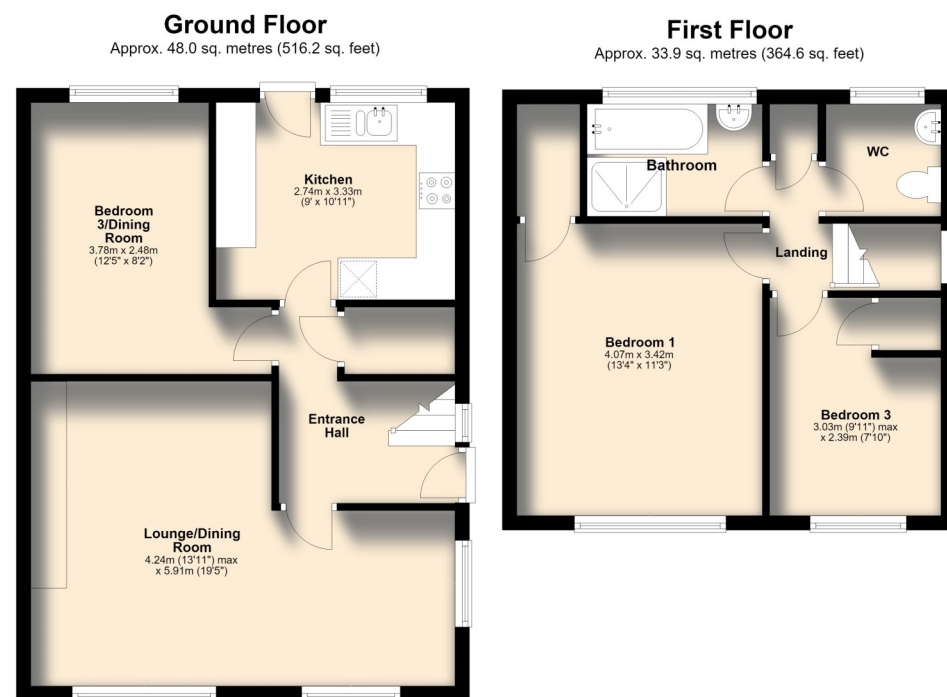
(Central Plymouth Office Only)

Our Property Reference:

26/F/26 6004



Floor Plans...



Draft Details – Not Approved & Subject To Change



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

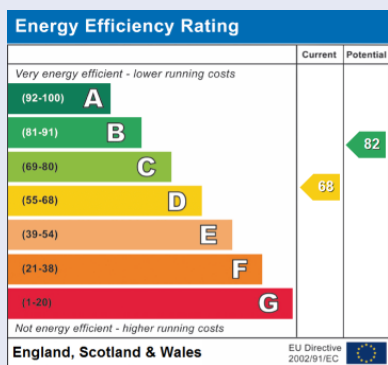
- POPULAR LOCATION
- NO ONWARD CHAIN
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- LARGE GARAGE
- ENCLOSED REAR GARDEN
- CENTRAL HEATING

We feel you may buy this property because...
'Of the ever-popular location, well-presented accommodation and the good-sized plot on offer.'

£250,000

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.



Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

TBC

Parking

Driveway and Garage

Outside Space

Front and Rear Gardens

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

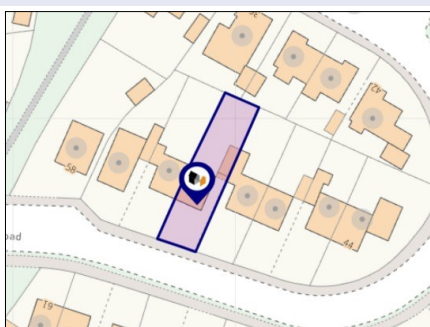
Main Residence: £2,500

Home or Investment

Property: £15,000

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...

Located within the heart of Eggbuckland, this semi-detached home lies close to local primary and secondary schools. Internally, the accommodation offers an entrance hall, L shaped lounge/dining room, ground floor third bedroom/dining room, kitchen, two further first floor bedrooms, bathroom and a separate wc. Further benefits include double glazing, central heating and externally there is a three/four car private driveway with EV charging point, a larger than average garage and an enclosed rear garden. Offered for sale with no onward chain, Plymouth Homes advise an early viewing of this perfect first time or family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC half glazed side door opening into the entrance hall.

ENTRANCE HALL

With obscure double-glazed window to the side, radiator, stairs rising to the first floor landing, understairs storage cupboard.

LOUNGE/DINING ROOM

5.91m (19'5") x 4.24m (13'11") max

An L shaped reception space with double glazed picture window to the front aspect and separate double-glazed windows to the front and side, coal effect electric fire set within a feature wooden surround, two radiators.

BEDROOM 3/DINING ROOM

3.78m (12'5") x 2.48m (8'2")

A versatile room, originally designed as the third bedroom, but could equally be used as a separate dining room, with double glazed window to the rear, radiator.

KITCHEN

3.33m (10'11") x 2.74m (9')

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, space for upright fridge/freezer, fitted electric double oven and four ring gas hob with pull out cooker hood above, double glazed window to the rear, uPVC half glazed door opening to the rear garden.



FIRST FLOOR

LANDING

With obscure double-glazed window to the side and cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 1

4.07m (13'4") x 3.42m (11'3")

A good-sized double bedroom with double glazed window to the front enjoying the distant views across Plymouth, radiator, walk in storage cupboard, access to eaves storage space.

BEDROOM 3

3.03m (9'11") max x 2.39m (7'10")

With double glazed window to the front, radiator, built in storage cupboard.

WC

1.60m (5'3") x 1.56m (5'2")

With obscure double-glazed window to the rear and fitted with a two piece suite comprising pedestal wash hand basin, low-level WC, chrome radiator/towel rail, tiled splashbacks.

BATHROOM

2.44m (8') x 1.56m (5'2")

Fitted with a three-piece suite comprising panelled bath with separate shower above, and shower screen, vanity wash hand basin with cupboard storage below, separate shower cubicle with fitted shower above, tiled splashbacks, chrome radiator/towel rail, wall mounted mirrored cabinet, obscure double-glazed window to the rear.



OUTSIDE:

FRONT

The property is approached via a private driveway with space for three/four cars and an EV charging point. The driveway leads to the main entrance, a gravelled front garden with raised flower border, up and over door to the garage and a secure door into the rear garden.

REAR

The rear opens to a good sized, enclosed and L shaped garden. Adjoining the property is a paved seating area with side door to the driveway and door to the garage. The garden then rises to a lawned garden area with established trees and shrubs, a higher paved seating area and green house.

GARAGE

A larger than average garage measuring **6.48m (21'3") in length x 2.8m (9'2") in width**. The garage has power points, plumbing for domestic appliance, water tap, windows to the side and rear and an up and over garage door to the driveway.

AGENT'S NOTE

In accordance with the Estate Agents Act 1979. We hereby declare that one of the joint executors of this property is a director of Plymouth Homes.