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

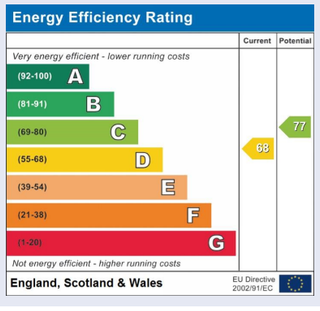
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 17/F/26 5991



Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £50 plus VAT. Please contact us on (01752) 514500 to book your appointment.

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

VERY WELL PRESENTED THROUGHOUT
POPULAR LOCATION
DETACHED FAMILY HOME
FAR REACHING VIEWS
FOUR BEDROOMS
GARAGE AND HARD STAND
FRONT AND REAR GARDENS

3 Bircham View, Eggbuckland, Plymouth, PL6 5PY

We feel you may buy this property because…..

"This beautiful 1930's detached residence occupies a sizeable plot, offers far reaching and stunning views and with 4 bedrooms and a beautiful kitchen/dining area makes a wonderful family home"

Offers in the region of

£500,000

www.plymouthhomes.co.uk

Number of Bedrooms
Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Garage And Hardstand

Outside Space
Front and Rear Gardens

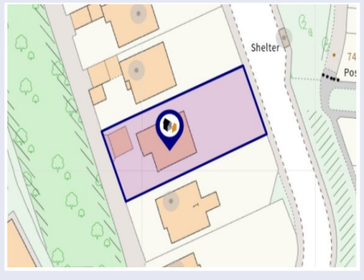
Council Tax Band
E

Council Tax Cost 2026/2027
Full Cost: £2,984.48
Single Person: £2,238.36

Stamp Duty Liability
First Time Buyer: £10,000
Main Residence: £15,000
Home or Investment Property: £40,000

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 truly wonderful family home. Occupying a sizeable plot with front and rear gardens and with far reaching and fantastic views across the North of the City and towards Dartmoor, this really is a special place. In brief, the property offers veranda, entrance hall, bay fronted living room, bay fronted family room, study, downstairs shower room, kitchen/ dining area, four bedrooms and family bathroom. Externally there are front and rear gardens, double garage with hardstand parking in front and several external storage cupboards. Further benefits include gas central heating and double glazing. Plymouth Homes can highly recommend an internal inspection of this truly wonderful home.

The Accommodation Comprises….

GROUND FLOOR

ENTRANCE
Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL
With two radiators, coving to ceiling, stairs rising to first floor landing.

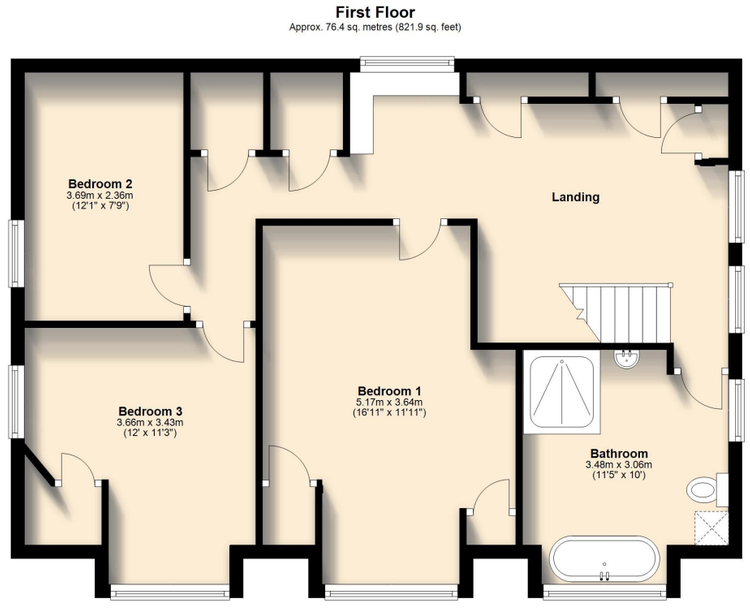
LIVING ROOM
5.62m (18'5") x 4.32m (14'2")
A lovely sized reception with double glazed bay window to the front and window seat, window to the side, two radiators, coving to ceiling, inset log burner.

FAMILY ROOM
5.36m (17'7") x 4.34m (14'3")
A further good sized reception room with double glazed bay window to the front and window seat, window to the side, two radiators, coving to ceiling.

BEDROOM 4
3.85m (12'8") x 2.85m (9'4")
A double sized bedroom with double glazed window to the rear, coving to ceiling, radiator.

STUDY
2.82m (9'3") x 2.14m (7')
With double glazed window to the side, radiator, coving to ceiling.

Floor Plans….



SHOWER ROOM
1.92m (6'4") x 1.62m (5'4")
Fitted with a three piece suite comprising shower cubicle with fitted electric shower, pedestal wash hand basin and low-level WC, obscure double glazed window to the side, storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water, radiator.

OPEN PLAN KITCHEN/DINER
6.07m (19'11") x 5.04m (16'7")
A stunning open plan kitchen/dining area fitted with a matching range of base and eye level units with worktop space over, island unit with breakfast bar and hob, sink unit with single drainer and mixer tap, built-in dishwasher, space for fridge/freezer, recessed ceiling spotlights, two skylights, double glazed windows to the sides, double glazed window to the rear, uPVC glazed double doors opening to the rear garden, two radiators.

FIRST FLOOR

LANDING
A large landing area with a range of eaves storage areas, window seat, access to the loft space, radiator.

BATHROOM
3.48m (11'5") x 3.06m (10')
Fitted with a four piece suite comprising bath with hand shower attachment, pedestal wash hand basin, separate shower cubicle, towel rail, low-level WC, tiles splashbacks, double glazed window to the front, double glazed window to the side.

BEDROOM 1
5.17m (16'11") x 3.64m (11'11")
A lovely sized double bedroom with double glazed window to the front, radiator, eaves storage.

BEDROOM 2
3.69m (12'1") x 2.36m (7'9")
A single bedroom with restricted head height, radiator, double glazed window to the side.

BEDROOM 3
3.66m (12') x 3.43m (11'3")
A double sized bedroom with double glazed windows to the front and to the side, radiator, storage cupboard.

OUTSIDE:

FRONT
At the front, there is a pathway leading to the front door. The front garden measures approximately **11.27m (37’06) in width x 10.66m (35’04**) **in length** and is mainly laid to lawn and bordered by flowerbeds and stocked with a wide range of shrubs and attractive flowering plants. There is also access to a cellar storage area via both side of the house aswell as a further set of steps leading to the veranda seating area.

REAR
The rear opens to an enclosed, south facing garden measuring approximately **17.06m (56’02) wide x 10.97m (36’11) in length** and offering patio seating areas with a variety of shrubs and flowers. There is also access a workshop and storage shed which are located underneath the garage.

DOUBLE GARAGE
5.18m (17’04) X 5.18m (17’00)
With double width garage door and hardstand parking infront, window to the rear, door to the side, power supply, lighting.