

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

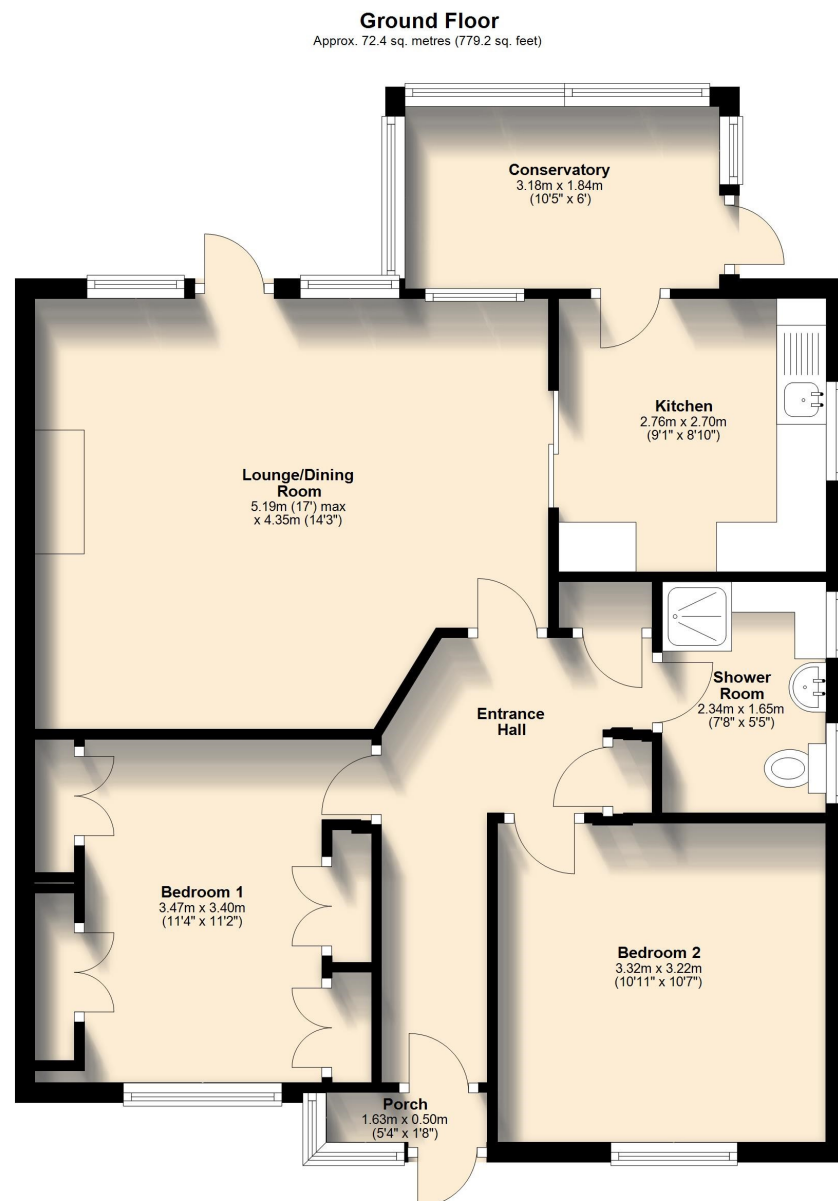
Email Us
info@plymouthhomes.co.uk

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:
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

Draft Details – Not Approved & Subject To Change



SEMI DETACHED BUNGALOW
NO ONWARD CHAIN
MODERNISATION REQUIRED
TWO BEDROOMS
GARAGE AND DRIVEWAY
SOUTH FACING GARDEN
POPULAR LOCATION

**38 Shirburn Road, Eggbuckland,
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.'

£265,000

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	
	74
	64

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

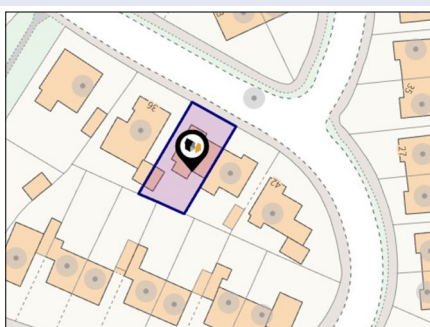
First Time Buyer: Nil

Main Residence: £3,250

Home or Investment

Property: £16,500

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

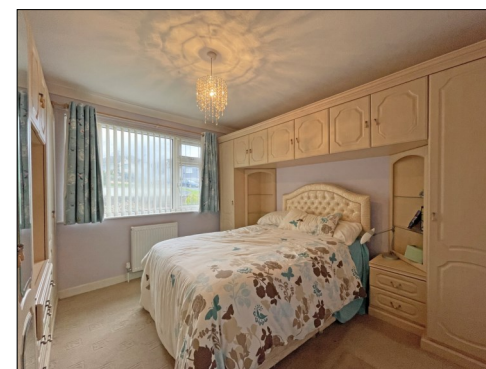
3.32m (10'11") x 3.22m (10'7")

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.

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.

**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.