

**LAWSON**  
Estate Agency...Only Better



**16 Shallowford Close, Eggbuckland, Plymouth, PL6 5TN**

**Plymouth**

Guide Price

**£250,000**

Lawson are delighted to market this spacious, much-loved semi-detached family home in Eggbuckland. The property does require some modernisation, including a re wire which is reflected in the asking price; however, it benefits from spacious accommodation arranged over two floors comprising a PVCu double-glazed front door leading into an entrance vestibule, with a doorway to a downstairs cloakroom fitted with a low-level WC, cloak hooks, and a pedestal wash hand basin. An inner door leads to the dining hall, which has a window to the side elevation, a large understairs storage cupboard, and carpeted stairs to the first-floor landing. A folding door leads to the kitchen, which is fitted with a matching range of base and high-level storage cupboards, post-formed roll-top work surfaces, a one-and-a-half bowl acrylic sink and drainer with mixer tap, tiled splashbacks, a gas cooker point, and plumbing for a washing machine. The kitchen opens through to a breakfast room with sliding doors to the rear garden, a window to the side elevation, and wooden panelling.

From the dining hall, a doorway leads to the sitting room, a spacious room with a fireplace with a wooden surround, stone back panel and hearth, and a large window to the rear elevation overlooking the garden.

Carpeted stairs ascend to the first-floor landing. A doorway leads to bedroom one, which has a window to the rear elevation and a fitted wardrobe. Bedroom two is a good-sized double with a window to the front elevation and fitted wardrobes. Bedroom three is a small double with a window to the rear elevation and wardrobes with sliding mirrored doors.

The family bathroom is fitted with a low-level WC, pedestal wash hand basin, panel-enclosed bath, tiled shower cubicle with an electric shower, a window to the front elevation, and an airing cupboard housing a wall-mounted Worcester combination boiler.

Externally, to the front of the property, there is a large garden with huge potential to create additional parking. A long driveway leads to the garage, which has power, lighting, and an up-and-over door. The rear garden enjoys a southerly aspect, and has a flagged patio leading down to a lawn with flower, shrub beds and borders.

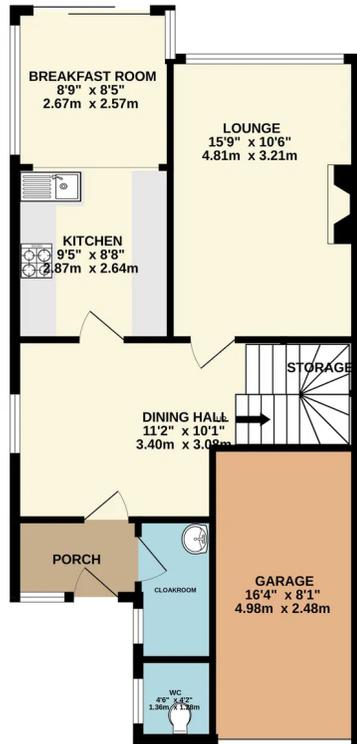
The property also benefits from PVCu double glazing, solar panels and gas central heating.

## EGGBUCKLAND

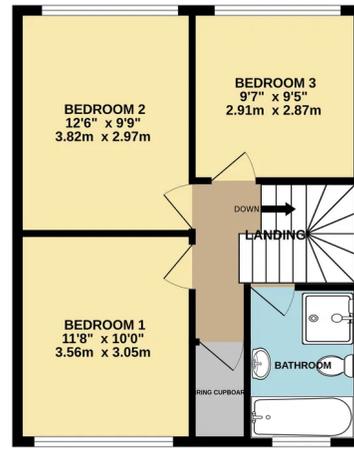
Prior to the Second World War Eggbuckland was a small village a few miles north of Plymouth. During the reconstruction of Plymouth many new suburbs were built and during the 1970s the areas in between and surrounding the old village were all developed. The development of the A38 just south of Eggbuckland in the 1980s led to the area becoming very popular with commuters. The present church of St Edward, was constructed in 1470. The village was held by the Royalist Cavaliers during the Civil War against the Parliamentarian Roundheads and was badly damaged. Wideoy Court was the headquarters of Prince Maurice during his siege of Plymouth, and was visited by the King. During the 19th century the area was host to new Palmerston Forts built as part of a northern defence line around Plymouth. Known locally, for the provision of both primary and secondary schooling, such as; Eggbuckland Vale, Austin Farm, Wideoy Court and St Edwards Primary Schools, along with Eggbuckland Community College.



GROUND FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1166 sq.ft. (108.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2,067.04 (by internet enquiry with Plymouth City Council). These details are subject to change.

### UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTC.

### AGENT'S NOTE EMPLOYEE

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a relative, of a member of staff, of Lawson.

### ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

### FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

### BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Lawson Property

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