

LAWSON

Estate Agency...Only Better



67 Shallowford Road, Egguckland, Plymouth

Plymouth

Guide Price £520,000

A stunning four bedroom detached property, finished to an exceptionally high specification, standing on a landscaped plot within this highly regarded location, offering easy access to local amenities. The living accommodation, which is beautifully presented throughout, is arranged over two levels and comprises entrance porch, leading to an open-plan kitchen/living/dining area, and a cloakroom on the ground floor. On the first floor the landing leads to a modern family bathroom and four good-sized bedrooms. Bedroom one has the benefit of a walking dressing room and en-suite shower room.

Extending to the front, there is a driveway providing parking for three cars leading to a garage and at the rear, there is a stunning low-maintenance landscape garden incorporating a home office and bar and a covered hut hot tub. The property benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

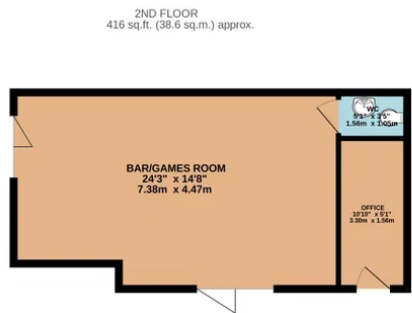
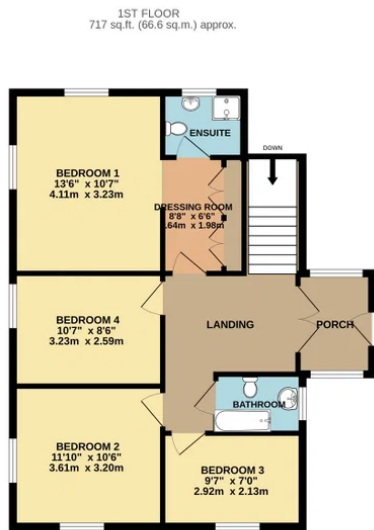
EGGBUCKLAND

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 lead 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. Widey 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, Widey Court and St Edwards Primary Schools, along with Eggbuckland Community College

OUTGOINGS PLYMOUTH

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2026/2027 is £2441.85 (by internet enquiry with Plymouth City Council). These details are subject to change.





TOTAL FLOOR AREA : 2171 sq.ft. (201.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

ACCOMMODATION

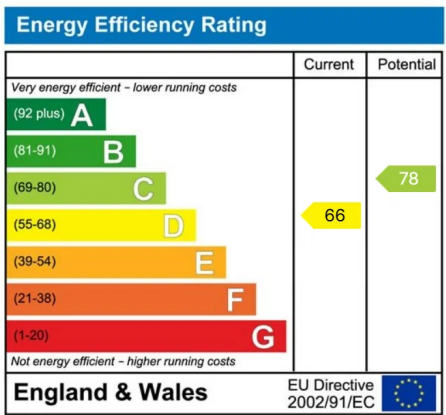
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

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.





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