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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

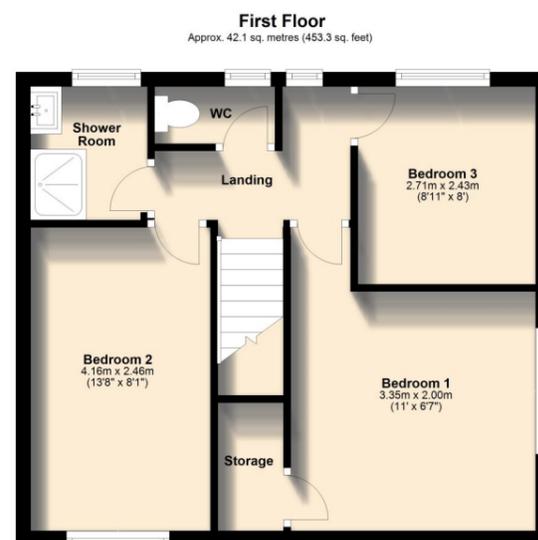
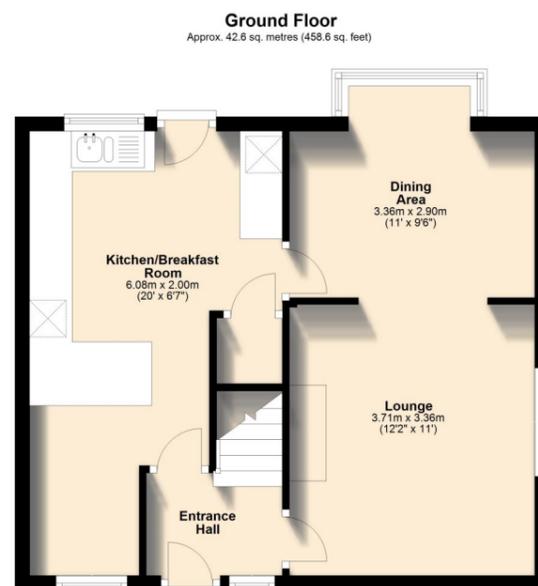
(Central Plymouth Office Only)

Our Property Reference:

06/B/26 5876



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



**12 Orchard Avenue, Egguckland,
Plymouth, PL6 5SA**

SECLUDED POSITION
VERY LARGE GARDEN
THREE BEDROOMS
LOUNGE & DINING AREAS
MODERN KITCHEN
MODERN SHOWER ROOM
CENTRAL HEATING

We feel you may buy this property because...
'Of the popular location for nearby schools, beautifully presented accommodation and the large rear garden.'

£240,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	
Current	Potential
70	83

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

WWW.EPC4U.COM

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

TBC

Parking

On Street Parking

Outside Space

Large Rear Garden

Council Tax Band

B

Council Tax Cost 2025/2026

Full Cost: £1,808.67

Single Person: £1,356.50

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £2,300

Home or Investment

Property: £14,300

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...

This truly deceptive and beautifully presented home boasts a substantial rear garden measuring 18.37m (60'3") at longest x 21.73m (71'3") at widest. Internally the accommodation comprises lounge, dining area, modern fitted kitchen/breakfast room, three good sized bedrooms, a modern shower room and separate wc. Further benefits include double glazing and gas central heating. The current owners are also in the process of painting the rear of the property but have been delayed by the recent bad weather. Plymouth Homes advise an early viewing to fully appreciate the presentation and size of garden on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With obscure double-glazed window to the front, decorative panelled walls, stairs rising to the first-floor landing, wood effect herringbone pattern flooring, doors to the kitchen and the lounge.

LOUNGE

3.71m (12'2") x 3.36m (11')

With double glazed window to the side, radiator, wood effect herringbone pattern flooring, open plan into the dining area.

DINING AREA

3.36m (11') x 2.90m (9'6")

With double glazed box window to the rear, radiator, recessed ceiling spotlights, wood effect herringbone pattern flooring, door into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

6.08m (20') x 2.00m (6'7")

Fitted with a matching range of modern base and eye level units with worktop space, breakfast bar, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, integrated dishwasher, concealed spaces for fridge/freezer and washing machine, fitted eye level electric double oven and four ring gas hob with stainless steel cooker hood, double glazed windows to the front and rear, radiator, wood effect herringbone pattern flooring, recessed ceiling spotlights, built in storage cupboard, door into the entrance hall.



FIRST FLOOR

LANDING

With double glazed window to the rear, decorative panelled walls.

BEDROOM 1

3.35m (11') x 2.00m (6'7")

A double bedroom with double glazed window to the side, radiator, access to the loft space, built in storage cupboard with hanging space, shelving, light and housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 2

4.16m (13'8") x 2.46m (8'1")

A second double bedroom with double glazed window to the front, radiator.

BEDROOM 3

2.71m (8'11") x 2.43m (8')

A good sized third bedroom, with double glazed window to the rear, radiator.

SHOWER ROOM

1.83m (6') x 1.60m (5'3")

Fitted with a modern two piece suite comprising double shower enclosure with fitted rainfall shower above and separate hand shower attachment, vanity wash hand basin with cupboard storage below, radiator/towel rail, extractor fan, tiled splashback, obscure double-glazed window to the rear, tiled flooring, recessed ceiling spotlights.



SEPARATE WC

With obscure double-glazed window to the rear and fitted with a low-level WC, wall mounted mirrored cabinet, tiled splashbacks, tiled flooring.

OUTSIDE:

FRONT

The front is approached via a walkway and large public grass area from the roadside. A shared pathway then accesses a private gravelled garden area leading to the main entrance.

REAR

The substantial rear garden is a particular feature of the property measuring **18.37m (60'3") at longest x 21.73m (71'3") at widest**. Much of the garden is laid to lawn with mature trees, fruit trees and accessing a timber shed. Please note, the homeowner is in the process of fixing fencing that was damaged in the recent storms.

