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Floor Plans...

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Opening Hours

Monday-Friday

9.15am-5.30pm

Saturday

9.00am-4.00pm

(Central Plymouth Office Only)

Our Property

Reference:

19742031

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. 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



- SECLUDED POSITION
- EXTENDED ACCOMMODATION
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
 - ENCLOSED GARDEN
 - GARAGE & PARKING
 - NO ONWARD CHAIN
- ENERGY RATING: BAND E

14 Summers Close, Eggbuckland,
Plymouth, PL6 5RX

We feel you may buy this property because....

Of the secluded position, spacious accommodation and popular residential location.

£225,000

www.plymouthhomes.co.uk

Number of Bedrooms

2

Property Construction

[Add text here](#)

Heating System

[Add text here](#)

Water Meter

[Add text here](#)

Parking

[Add text here](#)

Outside Space

[Add text here](#)

Council Tax Band

Council Tax Cost 2021/2022

[Full Cost: Add text here](#)

[Single Person: Add text here](#)

Stamp Duty Liability

[First Time Buyer: Add text here](#)

[Main Residence: Add text here](#)

[Second Home of Investment Property: Add text here](#)

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
		47	76

England & Wales EU Directive 2002/91/EC

Introducing

Located within a secluded position within Egguckland, this extended terraced home is offered for sale with no onward chain and would make the perfect first time buy. Internally the property comprises entrance porch, separate lounge, kitchen/dining room, conservatory/sitting room, downstairs shower room, two good sized double bedrooms and a modern bathroom suite. Further benefits include double glazing, central heating and externally there is an enclosed rear garden and a single garage located nearby with a parking space in front. Plymouth Homes advise an early viewing to fully appreciate this spacious home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

PORCH

5'8" x 3'6" max

With double glazed windows to the front and side, wood effect laminate flooring, built in meter cupboard, door opening into the lounge.

LOUNGE

14'10" max x 13'4"

With double glazed window to the front, radiator, wood effect laminate flooring, stairs rising to the first-floor landing, open plan doorway into the kitchen/dining room.

KITCHEN/DINING AREA

14'10" x 10'1"

Fitted with a matching range of base and eye level units with worktop space above, matching island unit with breakfast bar, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, integrated fridge and freezer, spaces for slimline dishwasher and washing machine, fitted electric oven and four ring gas hob with stainless steel cooker hood above, radiator, wood effect laminate flooring, recessed ceiling spotlights, understairs storage cupboard.

CONSERVATORY/SITTING AREA

9'8" x 9'0"

With double glazed windows to the side and rear, radiator, wood effect laminate flooring, wall light, polycarbonate roof, doors opening to the rear garden and downstairs shower room.



SHOWER ROOM

9'0" x 2'11"

Fitted with a three-piece suite comprising recessed shower cubicle with fitted electric shower above, wall mounted wash hand basin, low-level WC, extractor fan, tiled splashbacks, radiator, wooden laminate flooring.

FIRST FLOOR

LANDING

With access to the loft space which houses the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 1

14'10" x 10'0"

A good-sized double bedroom with two double glazed windows to the front enjoying the open outlook, radiator.

BEDROOM 2

13'11" x 8'3"

A second double bedroom with double glazed window to the rear, radiator, built in storage cupboard.

BATHROOM

6'2" x 6'2"

Fitted with a three-piece white suite comprising panelled bath with independent electric shower over and shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, chrome radiator/towel rail, obscure double-glazed window to the rear.

OUTSIDE

FRONT

The front is approached via a gate and steps leading to the main entrance and a paved garden area with raised gravelled borders.

REAR

The rear opens to an enclosed garden measuring 11.77m (38'7") in length x 4.52m (14'10") in width. The garden comprises paved and artificial lawn areas accessing brick built and timber storage sheds and a gate giving rear access.

GARAGE & PARKING

Located opposite the property is a single garage with up and over door and a parking space in front.

AGENT'S NOTE

These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.

