

LAWSON
Estate Agency...Only Better



25 Chilton Close, Egguckland, Plymouth, PL6 5SP

Plymouth

£300,000

Lawson are delighted to market this beautifully appointed, semi detached, extended family home in a desirable, quiet cul de sac. The property benefits from well maintained accommodation arranged over two floors comprising; a PVC double glazed entrance porch to the front and a PVCu double glazed front door to the entrance hall; with wood effect flooring and carpeted stairs to the first floor landing with under stairs storage and door to the sitting room; a bright and airy room with French doors leading to a small front terrace, inset fireplace with a wooden mantelpiece. From the hallway a door opens to the kitchen/dining room a well appointed room fitted with a matching range of base and eye level storage cupboards with post formed and roll top work surfaces, an integral electric hot point oven, four burner ceramic hob and filter canopy, integral dishwasher, space for an American fridge/freezer, plumbing for a washing machine, tile effect flooring opening through to the dining area; a double aspect with a window to the rear elevation and French doors to the side and a door to bedroom four; a double room with wood effect flooring and a window to the rear.

From the main hallway, carpeted stairs ascend to the first floor landing with a window to the side elevation, pull down loft access with a ladder leading to a boarded loft, and a large built in storage cupboard. Bedroom one, a spacious double has window to the front elevation with far reaching views. Bedroom two, a further double has a window to the rear and fitted wardrobes with sliding mirror doors. Bedroom three, a good single has a window to the front with further fitted wardrobe. The family bathroom is fitted to a high standard with a matching white three piece suite comprising; a panel enclosed bath with easy clean splash backs and a glass screen with a Triton shower over, extractor fan, low level WC, pedestal wash and basin with storage and drawers, chrome towel rail, tile effect flooring and a window to the rear elevation.

Externally to the front property, there's a driveway providing parking for two vehicles leading to a single garage with an up and over door and power and light. The front garden is terraced and has a southerly aspect and a range of mature shrubs and a beautiful Acer to the rear. The rear garden has a flagged patio with a large storage shed, power, outside light and water. Steps lead up to a level terrace, which is flagged. Further stone steps lead to a large area of lawn with a flagged north facing patio. The rear garden is fully fenced enclosed. The property benefits from gas fired central heating and PVC double glazing.

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.



GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.9 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.
Made with Housify 4/2024

OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2026/2027 is £2170.53 (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

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

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.

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