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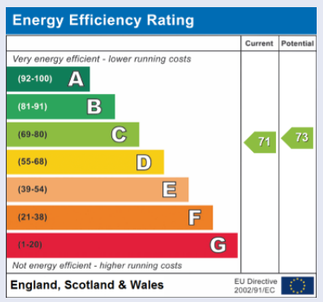
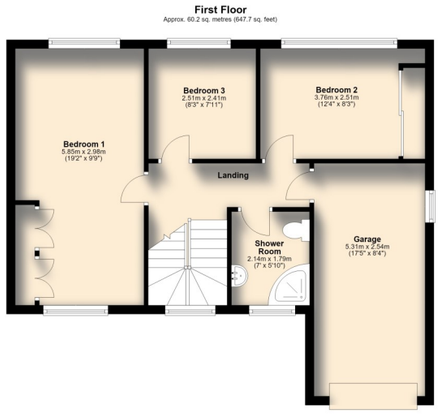
Opening Hours

Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
29/I/26 6072





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

POPULAR LOCATION
SPLIT LEVEL HOME
THREE BEDROOMS
LOUNGE/DINING ROOM
LOVELY REAR VIEWS
SOUTH FACING GARDEN
NO ONWARD CHAIN

39 Bearsdown Road, Eggbuckland, Plymouth, PL6 5TR

We feel you may buy this property because…
'Of the ever popular location, lovely rear outlook and the spacious accommodation on offer.'

£300,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
South Facing Garden

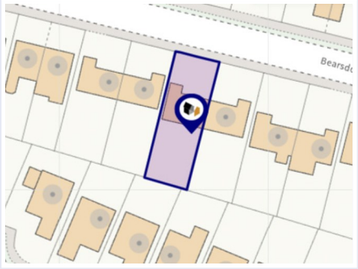
Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £2,170.53
Single Person: £1,627.90

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £5,000
Home or Investment Property: £20,000

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 spacious, split level home sits within a popular residential position within Eggbuckland and enjoys panoramic views from the rear aspect. Internally the accommodation offers lounge/dining room, modern kitchen, three good sized bedrooms, shower room, separate wc, utility and a useful workshop/storage area. Further benefits include double glazing, central heating, solar panels to help lower energy bills, and a private driveway to garage with internal access from the garage into the house. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate this perfect family home.

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, radiator, stairs rising to the first-floor landing with a double-glazed picture window to the front and under-stairs storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

LOUNGE/DINING ROOM
5.85m (19’2”) x 5.46m (17’11”)
With double glazed windows to the front and rear, wall mounted electric fire, two radiators, coving to ceiling, uPVC double glazed double doors opening to the rear garden.

KITCHEN
3.80m (12'5") x 2.50m (8'2")
Fitted with a matching range of modern base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, space for fridge, eye level electric oven and four ring electric hob, double glazed window to the rear enjoying the panoramic views, double glazed window to side, radiator, wood effect laminate flooring, recessed ceiling spotlights, extractor fan.

DOWNSTAIRS WC
With obscure double-glazed window to the side and fitted with two-piece suite comprising, vanity wash hand basin with cupboard and storage under and low-level WC, radiator.

UTILITY ROOM
2.54m (8'4") x 2.11m (6'11")
Fitted with a range of base and eye level units with worktop space above, butler style sink unit with mixer tap, tiled splashbacks, spaces for washing machine and

tumble dryer, tiled flooring, uPVC half glazed door opening to the right side of the property, door opening into the lobby.

LOBBY
2.54m (8'4") x 1.46m (4'10")
With uPVC glazed door to the front, storage space and open plan into the workshop/storage.

WORKSHOP/STORAGE
3.55m (11'8") x 3.29m (10'9")
A versatile space ideal as a workshop or storage, with double glazed windows to the side and rear, power supply and lighting.

FIRST FLOOR

LANDING
With double glazed window to the front, access to the loft space, internal door into the garage.

BEDROOM 1
5.85m (19’2”) x 2.98m (9’9”)
A lovely sized double bedroom with double glazed window to the rear enjoying the panoramic views, double glazed window to the front, built in wardrobe, radiator.

BEDROOM 2
3.76m (12’4”) x 2.51m (8’3”)
A second double bedroom with double glazed window to the rear enjoying the views, built in wardrobe, radiator.

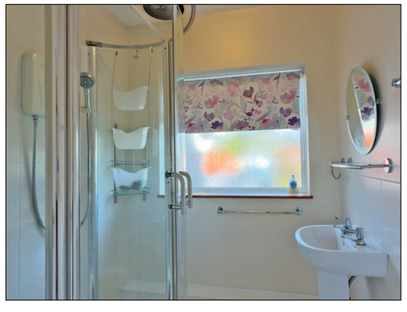
BEDROOM 3
2.51m (8'3") x 2.41m (7'11")
A good sized third bedroom with double glazed window to the rear enjoying the views, radiator.

SHOWER ROOM
2.14m (7') x 1.79m (5'10")
Fitted with a three-piece suite comprising shower cubicle with fitted electric shower above, pedestal wash hand basin, low-level WC, extractor fan, tiled splashback, obscure double-glazed window to the front, radiator.

OUTSIDE:

FRONT
At the front of the property a private driveway leads to the garage, and side steps descend to the main entrance and a tiered front garden area.

REAR
The rear opens to a southerly facing garden measuring **15.59m (51’2’’) in length x 10.79m (35’5’’)** in width. Adjoining the property is a paved seating area enjoying the rear views across Plymouth. Steps then descend to a tiered, lower garden area with lawn, vegetable garden, two greenhouses, all enclosed by fencing with a side pathway accessing the lobby.

INTEGRAL GARAGE
5.31m (17'5") x 2.54m (8'4")
With double glazed window to the side, up and garage over door to the driveway, lighting and power supply, internal door directly into the property.

SOLAR PANELS
The property has leased solar panels that help lower energy bills. We await confirmation from the owners of the financial benefit of the panels.