

**Contact us**

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[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

**Opening Hours**

**Monday - Friday**  
 9.15am—5.30pm

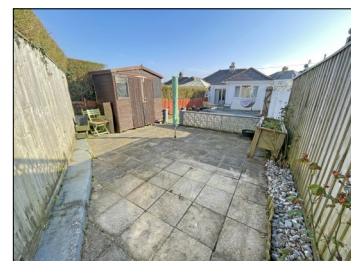
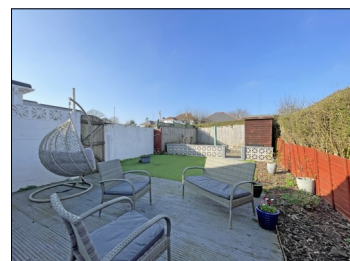
**Saturday**

9.00am—4.00pm

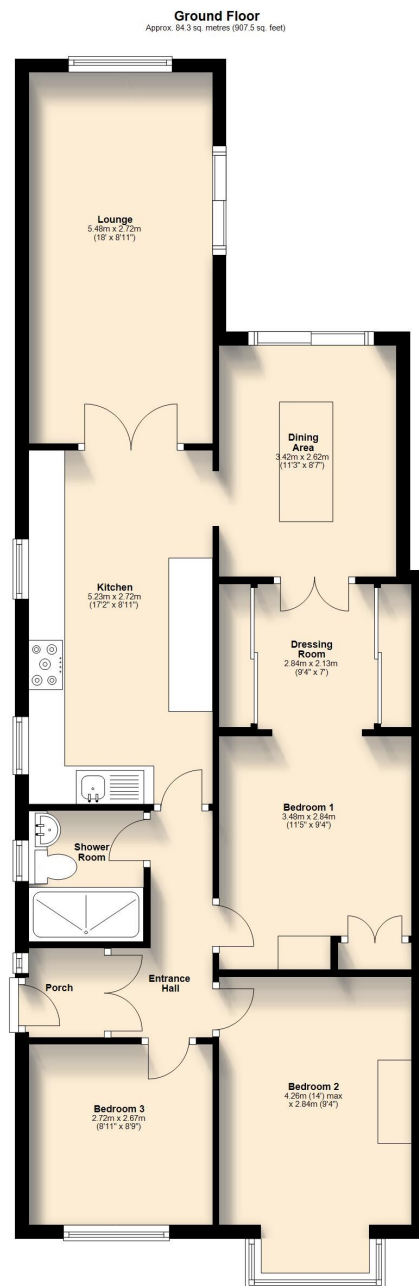
(Central Plymouth Office Only)

**Our Property Reference:**

06/C/26 5895

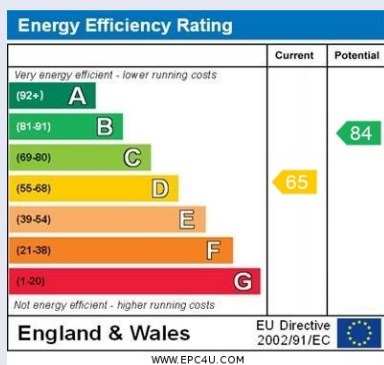


**Floor Plans...**



**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



**9 Bowden Park Road, Egguckland,  
 Plymouth, PL6 5NF**

- BEAUTIFULLY PRESENTED
- POPULAR LOCATION
- LOVELY LEVEL PLOT
- THREE BEDROOMS
- TWO RECEPTIONS
- LARGE KITCHEN
- ENCLOSED GARDEN

*We feel you may buy this property because...*  
 'Of the spacious, beautifully presented accommodation on offer and the lovely level plot.'

**£335,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

### Number of Bedrooms

Three Bedrooms

### Property Construction

Cavity Brick Walls

### Heating System

Gas Central Heating

### Water Meter

Yes

### Parking

Private Driveway

### Outside Space

Enclosed Garden

### Council Tax Band

C

### Council Tax Cost 2025/2026

Full Cost: £2,067.04

Single Person: £1,550.28

### Stamp Duty Liability

First Time Buyer: £1,750

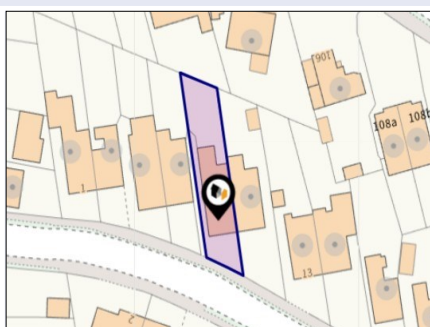
Main Residence: £6,750

Home or Investment

Property: £23,500

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 beautifully presented and deceptively spacious bungalow sits on a lovely level plot within the popular residential area of Crownhill. Internally the accommodation offers three bedrooms, a walk in dressing room to bedroom one, a modern shower room, separate lounge and dining rooms and a lovely large, modern kitchen. Further benefits include double glazing, central heating and externally there is a gravelled private driveway and an enclosed rear garden. Plymouth Homes advise an early viewing to fully appreciate this lovely property.

### The Accommodation Comprises...

#### GROUND FLOOR

##### ENTRANCE

Entry is from the left side of the property via a part glazed entrance door into the porch.

##### PORCH

With obscure double-glazed window to the side, decorative panelled walls, feature glazed double doors opening into the entrance hall.

##### ENTRANCE HALL

With radiator, decorative panelled walls, access to the loft space, overhead meter cupboard.

##### KITCHEN

**5.23m (17'2") x 2.72m (8'11")**

A lovely sized, modern kitchen, fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, fitted eye level electric double oven and five ring gas hob with stainless steel cooker hood above, spaces for slimline wine fridge and American style fridge freezer, two double glazed windows to the side, radiator, recessed ceiling spotlights, concealed wall mounted boiler serving the heating system and domestic hot water, open plan to the dining area, glass panelled double doors into the lounge.

##### LOUNGE

**5.48m (18') x 2.72m (8'11")**

With double glazed window to the rear, radiator, coving to ceiling, ceiling rose, uPVC glazed patio door opening to the rear garden.



##### DINING AREA

**3.42m (11'3") x 2.62m (8'7")**

With radiator, feature roof lantern window, recessed ceiling spotlights, double glazed patio doors opening to the garden.

##### BEDROOM 1

**3.48m (11'5") x 2.84m (9'4")**

With built in storage cupboard, radiator, dado rail, open plan into the dressing room.

##### DRESSING ROOM

**2.84m (9'4") x 2.13m (7')**

With built in wardrobes, ceiling lantern, uPVC glazed double doors opening into the dining area.

##### BEDROOM 2

**4.26m (14') max x 2.84m (9'4")**

With double glazed bay window to the front, decorative fireplace.

##### BEDROOM 3

**2.72m (8'11") x 2.67m (8'9")**

With double glazed window to the front, plumbing for radiator.

##### SHOWER ROOM

**1.93m (6'4") x 1.70m (5'7")**

Fitted with a modern three-piece suite comprising double shower enclosure with fitted shower above, vanity wash hand basin with cupboard storage below, low-level WC, chrome radiator/towel rail, splashback, obscure double-glazed window to the side, wood effect laminate flooring, recessed ceiling spotlights.

#### OUTSIDE:

##### FRONT

The bungalow sits on a lovely level plot, approached via a gravelled private driveway leading to a pathway to the main, side entrance. A shared pathway then continues to the rear and a private gate into the rear garden.

##### REAR

The level rear garden measures **18.46m (60'7") max in length x 6.79m (22'3") max in width**. The garden comprises decked, paved and artificial lawned areas with flower border and all enclosed by wall and fencing.

