



## 11 Billington Close

Eggbuckland, Plymouth, PL6 5SY

Offers Over £250,000



A most well presented mid-terraced home which has been extensively upgraded, improved & refurbished. The property has the benefit of central heating, a 6 month old Ideal boiler & uPVC double-glazing. The accommodation comprises a porch & hall, generous-sized lounge, spacious fitted integrated kitchen/dining room, 3 bedrooms & a well appointed modern bathroom/wc. Off-street parking for 3 vehicles on a private drive with an electric car charging point & garage. A low maintenance rear garden.



## BILLINGTON CLOSE, EGGBUCKLAND, PLYMOUTH, PL6 5SY

### LOCATION

Set tucked away in Billington Close, a cul-de-sac found off Culver Way in this popular, residential area of Eggbuckland, which together with Crownhill provide for a good variety of local services & amenities.

### ACCOMMODATION

A mid terraced house extensively upgraded, improved & refurbished now providing a comfortably appointed & welcoming home. Having the benefit of uPVC double-glazing installed less than 4 years ago, gas central heating & a modern quality Ideal gas fired boiler which is around 6 months old. Many other as new fittings including bathroom, kitchen, redecoration & floor coverings etc.

A storm porch gives access to the good-sized hall with storage facilities under the stairs & staircase rising to the first floor. A good-sized front set lounge with picture window & this open-plan to the spacious modern fitted integrated kitchen/dining room. The kitchen with integrated Bosch dual oven/grill, 5 ring Bosch gas hob with illuminated extractor hood over, Bosch washing machine, Lamona tall upright fridge/freezer & 1.5 bowl sink unit.

At first floor level a landing with access hatch to the insulated loft. There are 3 good-sized bedrooms, the master with built-in wardrobes. An airing cupboard housing the Ideal C30 gas fired boiler servicing the central heating & domestic hot water. A well appointed modern fitted family bathroom with bath, separate shower, wc & wash hand basin.

The property standing on a good-sized plot with excellent parking facilities at the front with space for 3 cars parking off-street on the private drive, with an electric car charging point. A good-sized garage. To the rear a low maintenance, landscaped, terraced back garden.

**PORCH 8'5 x 3' (2.57m x 0.91m)**

**HALL 14' x 5'11 (4.27m x 1.80m)**

**LOUNGE 13'3 x 11'3 (4.04m x 3.43m)**

**KITCHEN/DINING ROM 17'7 x 9'10 maximum (5.36m x 3.00m maximum)**

### FIRST FLOOR

### LANDING

**BEDROOM ONE 9'9 x 8'9 floor area plus built-in wardrobe (2.97m x 2.67m floor area plus built-in wardrobe)**

**BEDROOM TWO 11'6 x 8'4 (3.51m x 2.54m)**

**BEDROOM THREE 8'8 x 6'8 (2.64m x 2.03m)**

**BATHROOM 8'11 x 6'1 (2.72m x 1.85m)**

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

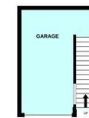
### SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map

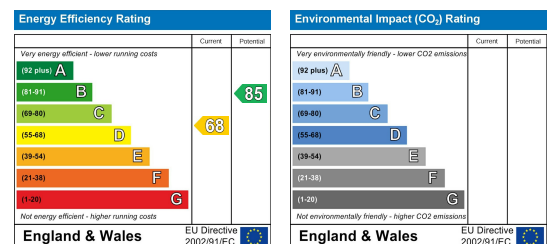


## Floor Plans



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## Energy Efficiency Graph



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