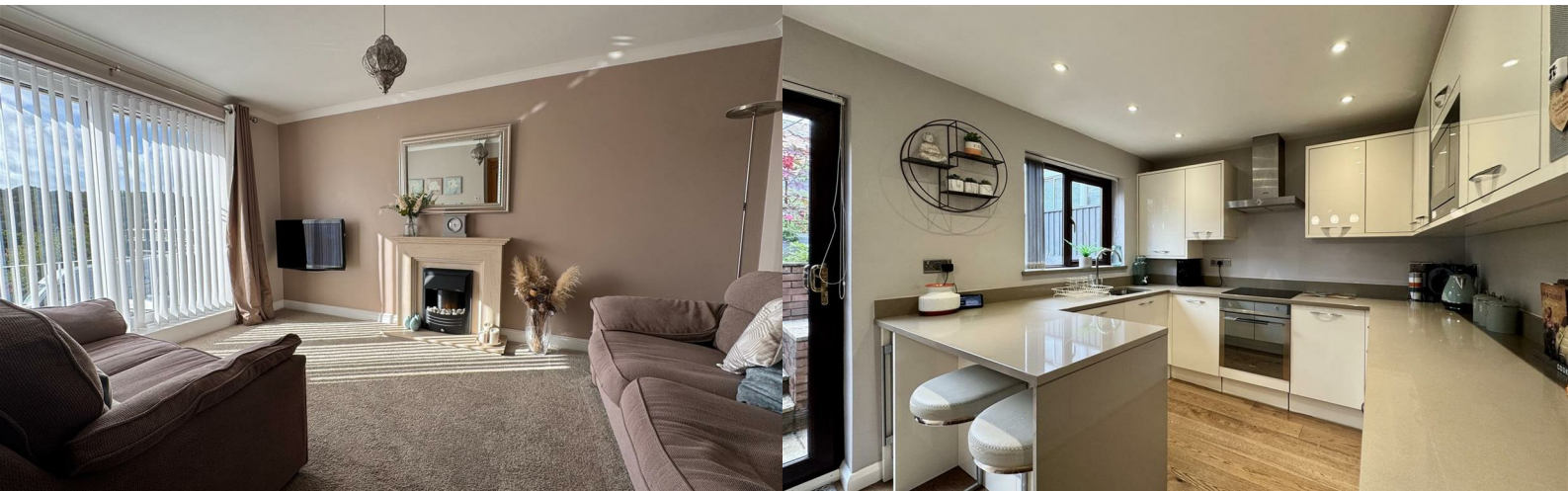




72 Speedwell Crescent

Eggbuckland, Plymouth, PL6 5TH

Offers Over £250,000



72 Speedwell Crescent

Eggbuckland, Plymouth, PL6 5TH

Offers Over £250,000



SPEEDWELL CRESCENT, EGGBUCKLAND, PLYMOUTH, PL6 5TH

ACCOMMODATION

Entrance via uPVC obscured double-glazed door with obscured double-glazed panel to one side opening into the entrance hall.

ENTRANCE HALL

14'4" x 8'0" narr 5'11" (4.39m x 2.46m narr 1.82m)

Staircase rising to half landing, 1st & 2nd floors. Doors leading through to bedroom 3, utility/store & cloak cupboard.

CLOAK CUPBOARD

6'9" x 2'9" (2.06m x 0.85m)

uPVC double-glazed window to front. Could be converted into wc.

BEDROOM THREE

11'10" x 7'11" (3.63m x 2.42m)

uPVC double-glazed window to front. Wardrobes running along one wall with hanging rail & shelving. Ceiling spotlights.

STORE/UTILITY

10'0" narr 2'3" x 5'1" narr 3'2" (3.06m narr 0.71m x 1.57m narr 0.98m)

Position for a tumble dryer. Ample space for storage.

HALF LANDING

Ceiling spotlights. Door opens into the open plan kitchen/diner. Staircase leading up to 1st floor.

KITCHEN/DINER

16'7" x 12'7" max (5.06m x 3.86m max)

Modern open plan room. Cream high gloss base & wall-mounted units to include integrated oven, fridge/freezer, washing machine, SMEG microwave. Bevelled edge worktops with inset 4 ring ceramic hob & SMEG stainless steel filter hood over. 1.5 bowl stainless steel sink unit with mixer tap, inset drain lines & matching upstands. Ceiling spotlights. Worcester boiler is concealed in a cupboard. uPVC double-glazed window to rear. Engineered oak flooring. Ample space for a dining table. Incorporating breakfast bar. Wine fridge. Speaker. uPVC double-glazed patio door opens up to the rear garden. Matching dresser with open shelving base units below & overhead storage units.

FIRST FLOOR LANDING

Doors leading through to the shower room & lounge. Access hatch to roof void. Staircase leading to 2nd floor.

LOUNGE

14'4" x 10'0" (4.37m x 3.06m)

Light & airy room. Feature fireplace with stone hearth, mantel & surround inset electric fan fire. Sliding uPVC double-glazed patio door opening up onto a balcony with a wrought iron balcony offering views over Plymouth.

SHOWER ROOM

6'5" x 6'2" (1.97m x 1.89m)

Matching suite of corner shower cubicle, fitted

shower with dual shower heads both rainfall & hand-held. Close coupled wc with hidden cistern. Wash-hand basin inset into vanity storage cupboards below. Tiled floor. Tiled walls. Ceiling spotlights. uPVC obscured double-glazed window to front.

SECOND FLOOR LANDING

Ceiling spotlights. Access hatch to roof void. Doors leading through to bedrooms 1 & 2.

BEDROOM ONE

12'7" x 8'8" plus door access (3.85m x 2.65m plus door access)

Fitted high level wardrobes running along one wall. uPVC double-glazed window to rear overlooking the garden.

BEDROOM TWO

9'7" x 7'6" (2.94m x 2.29m)

uPVC double-glazed window to rear overlooking the garden.

OUTSIDE

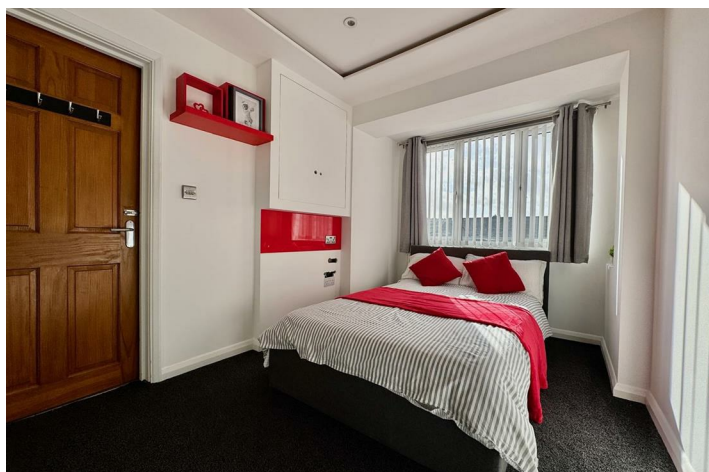
Property is approached via a brick paved driveway allowing off-road parking for 2 vehicles to the fore of the property. To the rear, an enclosed garden with paved patio seating area, a couple of steps lead up to the terraces with some laid to lawn decking. Stone chippings with raised planters with inset shrubs & plants. Wooden garden shed. Pergola. Further paved patio towards the rear boundary providing a lovely vantage point over the garden. Gate gives access to a stone chipped path to the rear service lane.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

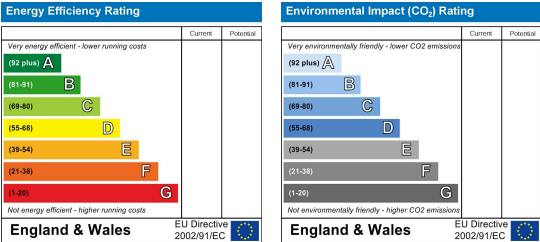


Made with Metropix ©2026

Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.