



25 Eggbuckland Road

Mannamead, Plymouth, PL3 5HF

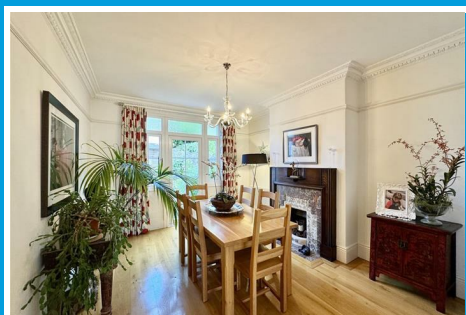
Guide Price £500,000



25 Eggbuckland Road

Mannamead, Plymouth, PL3 5HF

Guide Price £500,000



EGGBUCKLAND ROAD, MANNAMEAD,
PLYMOUTH, PL3 5HF

GUIDE PRICE £500,000 - £525,000

SUMMARY

A beautifully presented spacious semi-detached house which is understood to have been built in the early 1930s which provides a well proportioned 4 bedroom family home. The property maintained & looked after to a high standard, improved & updated in the past. Retaining an attractive variety of characterful & period features. The accommodation comprises porch, reception hall, generous sized lounge, good-sized dining room, large fitted integrated kitchen/breakfast room, utility room/ wc, 4 double bedrooms & spacious family bathroom. Gardens to the front & rear. Generous-sized garage. No onward chain.

LOCATION

Found in this prime, popular, established residential area of Mannamead set in an elevated position enjoying far reaching views from the front looking across the city & conveniently positioned lying within the catchment area for popular local schools. The position with easy access into the city & close by connection to routes in other directions. A good range of local services & amenities available nearby in Mannamead & Hartley.

ACCOMMODATION

ENTRANCE PORCH

8'7 x 3'10 (2.62m x 1.17m)

HALL

15'10 x 8'11 minimum (4.83m x 2.72m minimum)

LOUNGE

17'6 x 13'10" (5.33m x 4.22m)

DINING ROOM

13'10 x 11'9 (4.22m x 3.58m)

KITCHEN/BREAKFAST ROOM

17'8 x 11'1 (5.38m x 3.38m)

UTILITY ROOM/WC

9' x 6'9 (2.74m x 2.06m)

FIRST FLOOR

LANDING

BEDROOM ONE

13'11 x 12'8 (4.24m x 3.86m)

BEDROOM TWO

13'10 x 11'9 (4.22m x 3.58m)

BEDROOM THREE/OFFICE

11'2 x 8'1 (3.40m x 2.46m)

BEDROOM FOUR

10'2 x 9'11 (3.10m x 3.02m)

BATHROOM/WC

9'10 x 7'5 (3.00m x 2.26m)

EXTERNALLY

DELIGHTFUL MATURE GARDENS TO FRONT & REAR

GARAGE

23'4 wide x 11'8 deep (7.11m wide x 3.56m deep)

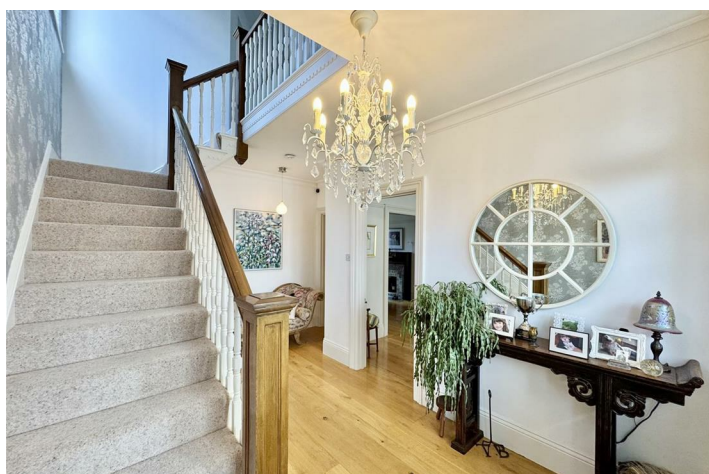
Remote roll up door & pedestrian door to garden.
Power. Lighting.

COUNCIL TAX

Plymouth City Council
Council Tax Band: E

SERVICES PLYMOUTH

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



Road Map



Hybrid Map



Terrain Map



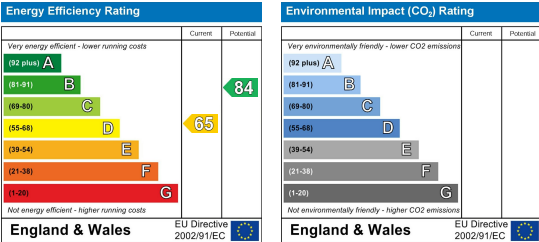
Floor Plan



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.