



## 64 Speedwell Crescent

Egguckland, Plymouth, PL6 5TH

**£220,000**



A modern built end-terraced house built in the 1970s arranged over 3 storeys with split levels. The accommodation comprising a new cloakroom/wc, generous-sized garage, new fitted Wren kitchen, dining room, generous-sized lounge with balcony, modern shower room/wc & 2 bedrooms. Externally there is a private drive & an enclosed rear garden.



## SPEEDWELL CRESCENT, EGBUCKLAND, PLYMOUTH, PL6 5TH

### LOCATION

Found in this prime, popular, established, residential area of Eggbuckland, bordering on Crownhill & set here with a good variety of local services & amenities to hand, these include a choice of popular schools.

### ACCOMMODATION

A modern built end-terraced house dating back to the 1970s & arranged over 3 storeys with split levels. The property has benefited from a variety of upgrading & improvement works, particularly with the installation of a quality as new Wren fitted kitchen with integrated appliances. Downstairs cloakroom/wc & modern shower room/wc.

On the ground floor a hall, a new downstairs cloakroom/wc & a generously-sized garage with remote controlled roll up door. On the next level running across the rear of the property a spacious open-plan quality new fitted kitchen with integrated appliances from Wren including oven, upright fridge/freezer, Zanussi washing machine, Neff 4 ring variable sized gas hob, dishwasher, sink & cupboard housing the wall mounted Baxi gas fired boiler servicing the central heating & domestic hot water. This room openly connected to the spacious dining room with french doors overlooking & opening into the rear garden.

Stairs lead up to the landing & off this a generous-sized lounge with balcony across the front & well appointed modern fitted shower room with shower/wc & wash hand basin.

Further steps rise to the top level & here the main bedroom with built-in wardrobes & storage cupboards. A 2nd good-sized bedroom.

Externally there is good parking on the private double length drive which gives access to the garage. A wide side access pathway leads around to the enclosed rear garden with wide areas of patio & lawn beyond.

### GROUND FLOOR

**HALL** 10 x 4'10 (3.05m x 1.47m)

**WC** 6'8 x 2'9 (2.03m x 0.84m)

**KITCHEN/DINING ROOM** 16'7 x 12'9 (5.05m x 3.89m)

**LOUNGE** 14'3 x 9'8 (4.34m x 2.95m)

### BALCONY

**SHOWER ROOM** 6'6 x 6'3 (1.98m x 1.91m)

**BEDROOM ONE** 12'9 x 8'5 (3.89m x 2.57m)

**BEDROOM TWO** 9'6 x 7'11 (2.90m x 2.41m)

### COUNCIL TAX

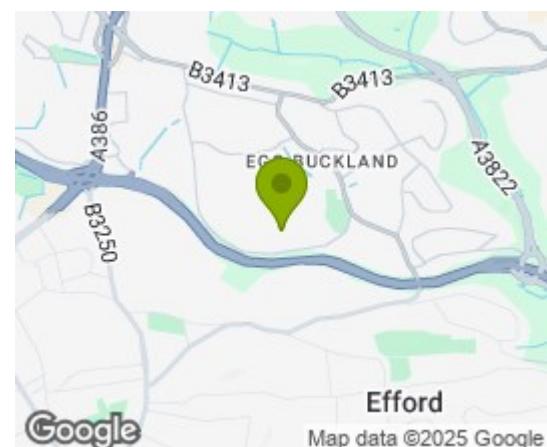
Plymouth City Council

Council Tax Band: B

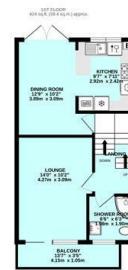
### SERVICES

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

### Area Map

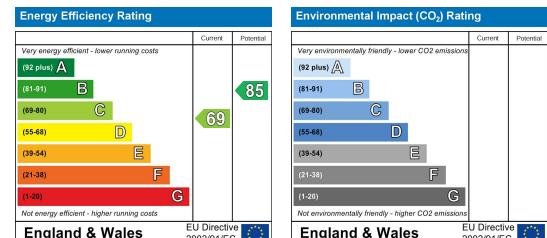


### Floor Plans



TOTAL FLOOR AREA: 963 sq ft (89.5 sq m.) approx.  
Made with Metrix 6305.

### Energy Efficiency Graph



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