Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

15 Crackston Close

Eggbuckland, Plymouth, PL6 5SN

£220,000

4 | 1 | 1 | D

Well proportioned modern built mid-terraced house arranged over 2 storeys. Having the benefit of gas fired central heating with modern Worcester boiler & uPVC double-glazing. Remodelled in the past & now comprising a hall with downstairs wc. A basic fitted kitchen & a generous-sized through lounge/dining room with windows to the front & rear. At first floor level a landing with airing cupboard housing the boiler, 4 bedrooms, bathroom with white suite including bath, wc & wash hand basin. The property has a long front garden, long southerly-facing enclosed rear garden & a single-sized garage located in a close by block. The property is in need of a program of updating & refurbishment, as such offers good potential.

CRACKSTON CLOSE, EGGBUCKLAND, PLYMOUTH, PL6 5SN

LOCATION
Found in this cul-de-sac of Crackston Close in the popular & established residential area of Eggbuckland, together with nearby Crownhill provide for a good variety of local services & amenities. Convenient access into the city & close by connection to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

HALL 15'4 long (4.67m long)
Window to the front. Two storage cupboards. Staircase rises & turns to the first floor.

WC
Wash hand basin & wc.

LOUNGE/DINING ROOM 23'7 x 11'4 maximum in part 9'2 (7.19m x 3.45m maximum in part 2.79m)
Feature fireplace. Serving hatch to the kitchen.

KITCHEN 11'9 x 8'10 (3.58m x 2.69m)
Window & door to the back garden. Ultimate oven. Sink.

FIRST FLOOR

LANDING
Cupboard housing the Worcester boiler servicing the central heating & domestic hot water.

LOFT
Access ladder. Loosely floored. Insulated. Light point.

BEDROOM ONE 11'8 x 10'6 (3.56m x 3.20m)
Window to the front.

BEDROOM TWO 12'9 x 6'8 in part 7'6 maximum (3.89m x 2.03m in part 2.29m maximum)
Window to the rear.

BEDROOM THREE 9'10 x 5'5 (3.00m x 1.65m)
Window to the rear.

BEDROOM FOUR 9'2 x 5'7 (2.79m x 1.70m)
Window to the rear.

BATHROOM 9'1 x 5'5 (2.77m x 1.65m)
Window to the front. White suite with bath, wc & wash hand basin.

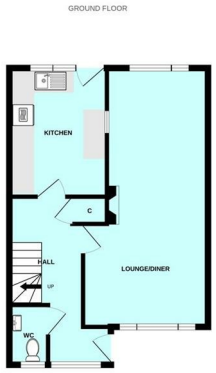
GARAGE 15'5 x 7'10 (4.70m x 2.39m)
Metal up & over door. Located in close by block.

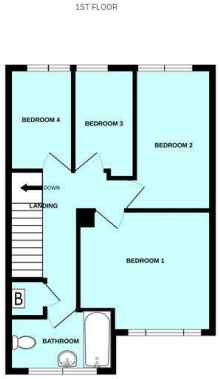
COUNCIL TAX
Plymouth City Council
Council Tax Band: C

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

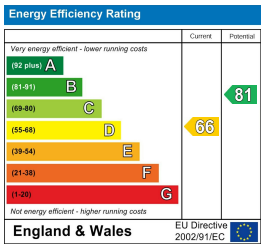
Area Map

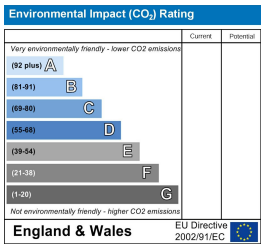
Floor Plans





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk