



## 10 Summers Close

Eggbuckland, Plymouth, PL6 5RX

£210,000



A mid-terrace property situated in a cul-de-sac in Eggbuckland being sold vacant with no onward chain. The accommodation comprises a porch, lounge, dining area & kitchen on the ground floor. There are 2 double bedrooms & a bathroom on the first floor. There is a front & enclosed rear garden with a garage in a block a short walk from the property.



## SUMMERS CLOSE, EGGBUCKLAND, PLYMOUTH, PL6 5RX

### ACCOMMODATION

Entrance via an obscured uPVC double-glazed door into the porch.

### PORCH 6'5" x 4'9" (1.97m x 1.46m)

Dual aspect with obscured uPVC double-glazed window to the front & side. Door to meter cupboard with shelving above. Wooden door with obscured glazed panels opens into the lounge.

### LOUNGE 14'6" x 13'3" (4.42m x 4.04m )

Feature fireplace with living flame gas fire. Staircase rising to the first floor landing. uPVC double-glazed window to the front. The room opens into the dining area.

### DINING AREA 9'6" x 7'9" (2.9m x 2.38m)

Door to under-stairs storage cupboard which has shelving. uPVC double-glazed French doors open to the rear garden. Obscured glazed window looks into the kitchen. Wooden door with obscured glazed panels opens into the kitchen.

### KITCHEN 9'11" x 6'6" (3.03m x 1.99m)

Matching base & wall mounted units to include an integrated oven & fridge. Roll edge laminate work surface has inset 4 ring gas hob with filter hood over & stainless steel sink unit with mixer tap. Position for a washing machine. Tiled splash-back. uPVC double-glazed window to the rear. Tiled effect vinyl flooring. Obscured uPVC double-glazed door leads out to the rear garden.

### FIRST FLOOR LANDING 7'1" x 6'2" (2.18m x 1.9m)

Access hatch to roof void. Doors leading to the bedrooms & bathroom.

### BEDROOM ONE 14'6" x 10'1" maximum (4.42m x 3.09m maximum)

To include fitted wardrobes running along one wall with hanging rail & shelving. Further door to another storage cupboard where the stairwell rises, with hanging rail. Two uPVC double-glazed windows to the front.

### BEDROOM TWO 13'8" x 8'2" (4.19m x 2.49m )

To include fitted wardrobes running along one wall, housing the wall mounted Baxi boiler with shelving below. Ceiling spotlights. uPVC double-glazed window to the rear overlooking the garden.

### BATHROOM 6'2" x 6'2" (1.9m x 1.88m)

Matching suite of tiled panel bath with electric Triton shower over, close coupled wc & pedestal wash hand basin. Tiled walls. Ceiling spotlights. Obscured uPVC double-glazed window to the rear.

### OUTSIDE

The property is approached via a wrought iron gate which gives access to a path leading to the front door. This is bordered on one side by a section of lawn & the other by stone chippings with inset shrubs & plants.

### GARDEN

To the rear an enclosed garden which consists of a paved patio seating area. A couple of steps lead down to a concrete path which leads to the rear of the garden. This is bordered on one side by a section of astroturfing & the other by some stone chippings. Outside shed. Gate giving access to the rear pedestrian access lane.

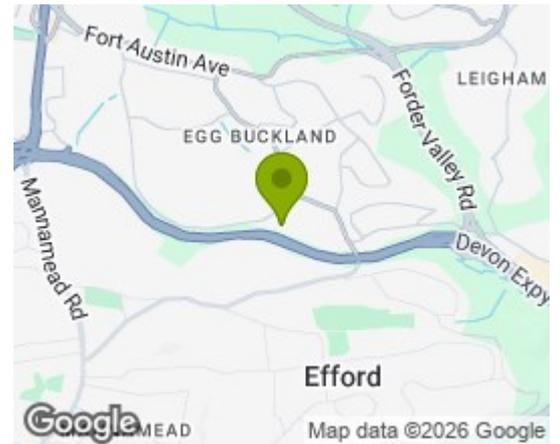
### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

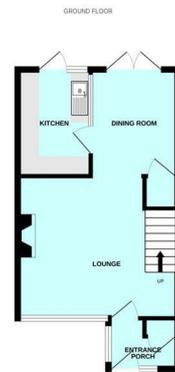
### SERVICES

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

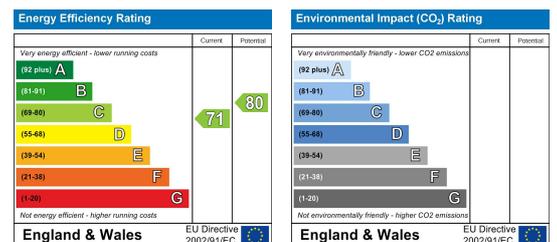
## Area Map



## Floor Plans



## Energy Efficiency Graph



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