



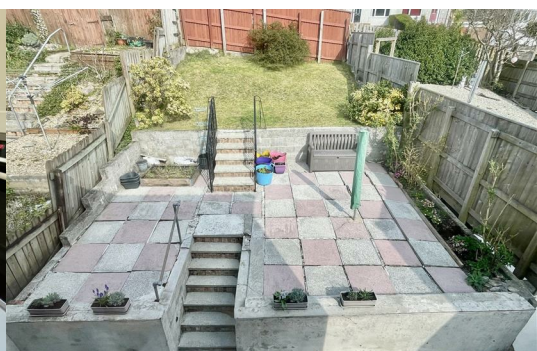
64 Speedwell Crescent

Eggbuckland, 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, EGGBUCKLAND, 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 generous-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

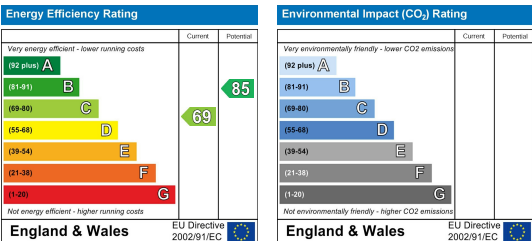


Floor Plans



TOTAL FLOOR AREA: 963 sq. ft. (89.5 sq.m.) approx.
Measured with Metrean G2025.

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.