



56 Speedwell Crescent

Eggbuckland, Plymouth, PL6 5TH

Offers Over £260,000



A beautifully presented end-terrace family located in Eggbuckland with a garage & driveway beside the property. The accommodation comprises an entrance hall, lounge, dining room & a modern Wren kitchen on the ground floor. There are 3 bedrooms & a family bathroom on the first floor. To the rear is a landscaped garden providing a lovely space for families to enjoy.



SPEEDWELL CRESCENT, EGGBUCKLAND, PLYMOUTH, PL6 5TH
ACCOMMODATION

ENTRANCE

Entrance via a uPVC obscured double-glazed door with obscured double-glazed windows on one side which opens up into the entrance hall.

ENTRANCE HALL 14'0" x 5'9" (4.29m x 1.76m)

Staircase rising to first floor landing with under-stair storage cupboards. Grey tiled-effect laminate flooring. Wooden doors with glaze panels that open up into the kitchen & lounge.

LOUNGE 12'9" x 11'4" (3.9m x 3.46m)

Feature fireplace with stone half-mantle & surround. Inset electric fan fire. uPVC double-glazed window to front. Square arch that opens into dining room.

DINING ROOM 8'9" x 7'6" (2.68m x 2.31m)

Ample space for a dining table & uPVC double-glazed french doors leading out into rear garden. Square arch opens up into kitchen.

KITCHEN 8'10" x 8'9" (2.7m x 2.69m)

Attractive matching Wren's base & wall-mounted units to include fitted oven, integrated fridge/freezer & space for a tumble dryer & washing machine. Roll-edge laminate work surface has inset 4 ring gas hob with stainless steel hood over. Sink with mixer tap. Matching up stands, tiled splash-back & uPVC double-glazed window to rear overlooking the garden. Grey tiled-effect laminate wood flooring.

FIRST FLOOR LANDING 9'3" x 7'6" (2.84m x 2.31m)

Doors leading through to the bedrooms, bathroom & shelved airing cupboard. Access hatch to roof void.

BEDROOM ONE 12'5" x 8'10" plus door access (3.81m x 2.71m plus door access)

uPVC double-glazed window to front.

BEDROOM TWO 10'6" x 8'2" plus door access (3.22m x 2.5m plus door access)

uPVC double-glazed window to rear overlooking the garden.

BEDROOM THREE 8'4" x 7'3" (2.56m x 2.21m)

uPVC double-glazed window to front.

BATHROOM 8'9" x 6'0" (2.69m x 1.85m)

Attractive matching suite of panelled bath with central tap. Separate shower cubicle. Closed coupled wc. Wash hand-basin inset into vanity storage cupboards below. Tiled walls. Grey wood effect laminate flooring. Heated towel rail. Ceiling spotlights. Obscured uPVC double-glazed window to rear.

OUTSIDE

Property is approached via a paved path which leads to the front door, bordered on 1 side by the driveway which allows off-road parking for 1 vehicle to the fore of the garage. Main front garden is laid to lawn with a stone-chipped border in front of the property. To the rear there is an enclosed garden which is laid for ease & maintenance. Artificial grass path which runs around the rear of the property to an access door to the rear of the garage. Leased solar panels on the roof.

GARAGE 19'5" x 10'7" (5.92m x 3.24m)

Worcester boiler. Up & over door. Light & power available. Single-glazed window to rear. Steps lead into first terrace in garden.

GARDEN

Terrace is tiled with a section of artificial grass in the middle. Fitted pergola over. Wooden gate that gives access to the side path & steps leading to second terrace. Second terrace is laid to lawn. Outside tap.

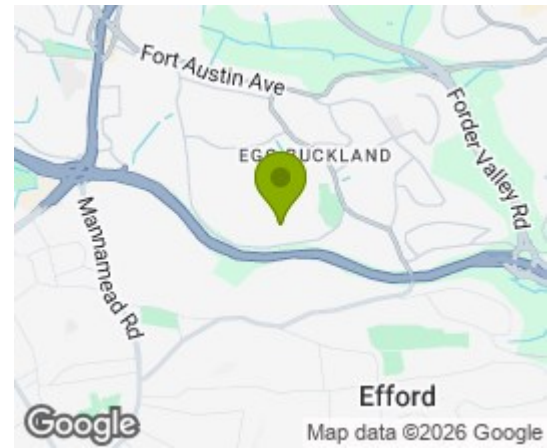
COUNCIL TAX

Plymouth City Council
 Council Tax Band: B

SERVICES

The property is connected to all the mains services: gas, electricity, water & drainage. The property has solar panels which are leased.

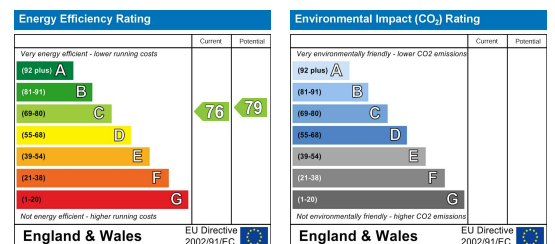
Area Map



Floor Plans



Energy Efficiency Graph



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