



## 21 Doidges Farm Close

Eggbuckland, Plymouth, PL6 5WF

**£300,000**



Situated in a quiet cul-de-sac in Eggbuckland is this detached family in need of modernisation. The accommodation comprises an entrance hall, lounge, dining area, conservatory, kitchen, utility & cloakroom on the ground floor. There are 4 bedrooms with the master having an en-suite & a family bathroom on the first floor. There is a single garage with driveway for 1 vehicle to the fore. To the rear is an enclosed rear garden. No onward chain.





DOIDGES FARM CLOSE, EGGBUCKLAND, PLYMOUTH, PL6 5WF

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door which opens into the entrance hall.

ENTRANCE HALL

Staircase rising to the first floor landing. Door opening to the lounge.

LOUNGE

Feature fireplace with wood mantle & surround, gas fronted gas fire, a uPVC double-glazed box bay window to the front. Square arch opens into the dining area.

DINING AREA

Ample space for a dining table. Sliding double-glazed door opens into the conservatory.

CONSERVATORY 17'5" x 10'7" (5.31 x 3.25)

uPVC double-glazed windows to the side & rear with double-glazed roof over. uPVC double-glazed French doors to one side opening out to the garden. Plumbed with 2 radiators making it an all year around room.

KITCHEN

Matching base & wall mounted units with fitted oven & space for a washing machine. Roll edge laminate work surfaces have inset 1.5 bowl stainless steel sink unit with mixer tap & tiled splash-back. uPVC double-glazed window to the rear. Door to a storage cupboard. Archway opens into the utility area.

UTILITY

Space for a washing machine. Integrated fridge/freezer. uPVC double-glazed door opens to the rear garden. Door to a cloakroom.

CLOAKROOM

Suite of close coupled wc & wall mounted wash hand basin. uPVC double-glazed window to the side. Extractor fan.

FIRST FLOOR LANDING

Doors leading to the bedrooms, bathroom & shelved airing cupboard.

BEDROOM ONE

uPVC double-glazed window to the front. Fitted wardrobes with hanging rail & shelving along one wall. Door into the en-suite.

EN-SUITE

Matching suite of fitted shower cubical, close coupled wc & pedestal wash hand basin. Obscured uPVC double-glazed window to the front. Extractor fan.

BEDROOM TWO

uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE

uPVC double-glazed window to the front. Fitted wardrobes.

BEDROOM FOUR

uPVC double-glazed window to the rear. Fitted wardrobes.

BATHROOM

Matching suite of panelled bath with mixer shower attachment, close coupled wc & pedestal wash hand basin. Part-tiled walls. Obscured uPVC double-glazed window to the rear.

OUTSIDE

The property is approached via a brick paved driveway allowing off-road parking for 2 vehicles & garage.

GARAGE

Up & over door. Wall mounted Worcester boiler with light & power available.

GARDEN

To the rear an enclosed garden consisting of a paved patio seating area & large raised flower shrub border. To the rear the path runs around the side of the conservatory where a wooden garden shed stands.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: E

SERVICES PLYMOUTH

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

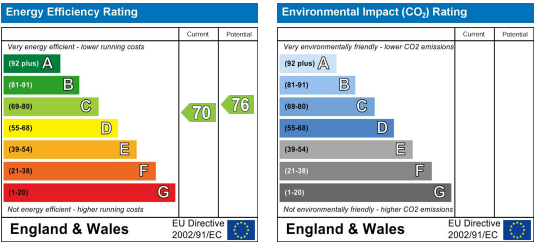
Area Map



Floor Plans



Energy Efficiency Graph



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