



## 26 Billington Close

Egguckland, Plymouth, PL6 5SY

**£230,000**



An end-terraced family home situated in a cul-de-sac within Egguckland, with a garage and driveway. The accommodation comprises an entrance hall, lounge/diner, kitchen, 3 bedrooms & a family bathroom. There is a front and south facing rear garden.



## BILLINGTON CLOSE, EGGBUCKLAND PL6 5SY

### ACCOMMODATION

Entrance via composite front door with obscured leaded light panel opens into;

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

Staircase rising to the first floor landing with under-stairs storage cupboard. Doors opening into the lounge/dining area and kitchen.

#### LOUNGE 12'4" x 11'3" (3.78 x 3.43)

uPVC double-glazed window to the front elevation. Feature fireplace with wooden mantel, surround and an inset gas fire, which is disconnected. The room opens into;

#### DINING AREA 11'0" x 8'1" (3.37 x 2.47)

uPVC double-glazed window to the rear with distant views over Eggbuckland. Ample space for a dining table and chairs.

#### KITCHEN 9'0" x 8'11" (2.76 x 2.72)

Matching twin tone high-gloss base and wall-mounted units with integrated oven, dishwasher, fridge-freezer and washing machine. Roll-edge laminate work surfaces with inset ceramic hob and sink unit with mixer tap. Tiled floor. uPVC double-glazed window to the rear elevation. uPVC obscured double-glazed door opens out to the rear garden.

### FIRST FLOOR LANDING

Doors providing access to the accommodation. Airing cupboard housing the Valliant boiler. Access hatch to the roof void.

#### BEDROOM ONE 10'3" x 8'11" plus door access (3.14 x 2.74 plus door access)

Fitted wardrobes running along one wall. uPVC double-glazed window to the front elevation.

#### BEDROOM TWO 10'11" x 8'1" (3.34 x 2.48)

uPVC double-glazed window to the rear with distant views over Eggbuckland.

#### BEDROOM THREE 8'0" x 7'3" (2.46 x 2.22)

Fitted cabin bunk, with a stairwell rising to the bed and storage beneath. uPVC double-glazed window to the front elevation.

#### BATHROOM 9'0" x 6'2" (2.76 x 1.88)

Matching suite comprising a panel bath with a fitted shower over featuring a rainfall and hand-held attachment, wash hand-basin inset into vanity storage cupboards and close coupled wc. Wood-effect laminate flooring. Obscured uPVC double-glazed window to the rear elevation.

### OUTSIDE

The property is approached via a series of steps leading down to the front door. The front garden is laid to stone chippings, for ease of maintenance and to the rear, is an enclosed garden laid to patio. A wooden gate opens onto a pedestrian service area leading down to the the driveway and single garage.

#### GARAGE 15'1" x 7'6" max (4.6 x 2.3 max)

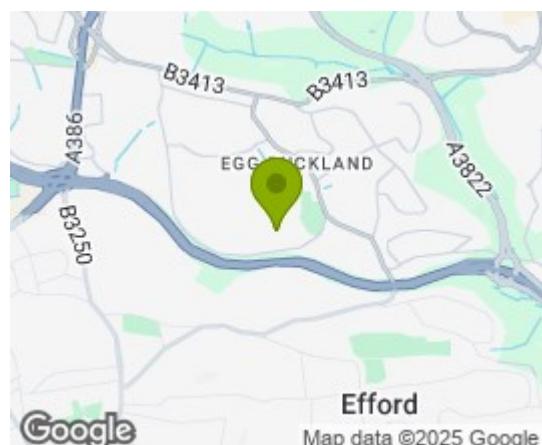
Up-&over door.

### COUNCIL TAX

Plymouth City Council

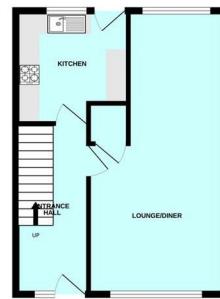
Council Tax Band: B

### Area Map

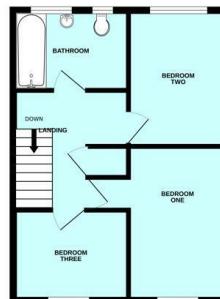


### Floor Plans

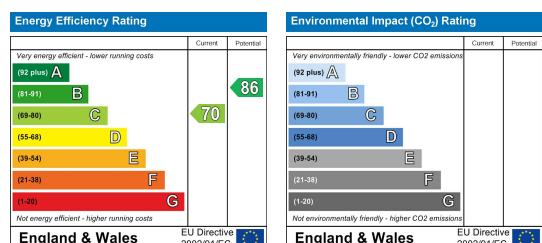
GROUND FLOOR



1ST FLOOR



### Energy Efficiency Graph



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