



39 Delamere Road

Egguckland, Plymouth, PL6 5XG

£210,000



A well presented mid-terraced property with off-road parking for 2 vehicles to the fore. The accommodation comprises an entrance hall, kitchen/diner & lounge on the ground floor. There are 2 double bedrooms & a family bathroom on the first floor. The property is double glazed & gas centrally heated. To the rear is an enclosed garden with paved seating area, section of lawn & private covered seating area towards the rear boundary with a greenhouse to one side.



DELAMERE ROAD, EGGBUCKLAND, PLYMOUTH, PL6 5XG

ACCOMMODATION

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

ENTRANCE HALL 7'11" x 3'10" (2.42m x 1.18m)

Solid oak floor. Staircase rising to the first floor landing. Wooden door with obscured glazed panels opens into the kitchen/diner. Further door opening into the lounge. Overhead storage unit.

LOUNGE 17'11" into the bay x 10'6" (5.47m into the bay x 3.21m)

Feature fireplace, living flame gas fire. uPVC double-glazed window to the front. uPVC double-glazed bay window to the rear. Covings.

KITCHEN/DINER 15'11" narrowing to 5'6" x 13'9" narrowing to 5'5" (4.87m narrowing to 1.69m x 4.21m narrowing to 1.67)

Attractive matching oak base & wall mounted units to include an inset Hotpoint dishwasher. Roll edge laminate work surfaces have inset 1.5 bowl sink unit with mixer tap. Spaces for a washing machine, upright fridge/freezer & range cooker. Tiled splash-back. Ceiling spotlights. uPVC double-glazed window to the front. uPVC double-glazed French doors open out to the rear garden. Door to under-stairs storage cupboard. Tiled floor.

FIRST FLOOR LANDING 6'3" x 3'1" (1.93m x 0.94m)

uPVC double-glazed window to the rear. Doors leading to the bedrooms & bathroom.

BEDROOM ONE 16'0" x 10'5" (4.88m x 3.2m)

Dual aspect room with uPVC double-glazed window to the front & rear.

BEDROOM TWO 10'7" x 10'0" (3.24m x 3.07m)

uPVC double-glazed window to the front. Access hatch to roof void. Door to a large storage cupboard which houses the boiler.

BATHROOM 5'5" x 6'7" (1.67m x 2.02m)

Matching suite of P-shaped bath with multi-jet system & overhead shower, pedestal wash hand basin & close coupled wc. Tiled walls & floor. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear.

OUTSIDE

The property is approached via a concrete path which is bordered on one side by a large section of stone chippings, acting as off-road parking for a couple of vehicles.

GARDEN

To the rear an enclosed garden which consists of a couple of steps leading up to a paved patio seating area, with further timber steps leading up to the second terrace, which is laid of stone chippings & shrub flower beds to one side. A couple of more steps lead up to the second terrace, which is laid to lawn with a pond to one side & barbecue area. Steps lead up to a covered private seating area with fire pit & power available. Greenhouse & shed.

COUNCIL TAX

Plymouth City Council

Council Tax Band: A

SERVICES

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

The property has solar panels which are leased. The homeowners get the benefit of free solar energy at point of use in daylight.

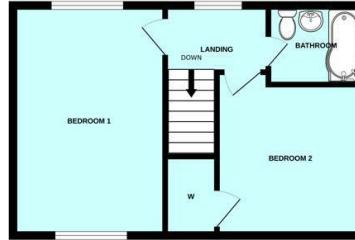
Area Map



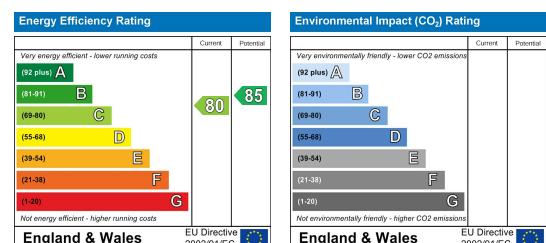
Floor Plans



1ST FLOOR



Energy Efficiency Graph



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