Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

72 Speedwell Crescent

Eggbuckland, Plymouth, PL6 5TH

Offers Over £250,000

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SPEEDWELL CRESCENT, EGGBUCKLAND, PLYMOUTH, PL6 5TH

ACCOMMODATION

Entrance via uPVC obscured double-glazed door with obscured double-glazed panel to one side opening into the entrance hall.

ENTRANCE HALL

14'4" x 8'0" narr 5'11" (4.39m x 2.46m narr 1.82m)

Staircase rising to half landing, 1st & 2nd floors. Doors leading through to bedroom 3, utility/store & cloak cupboard.

CLOAK CUPBOARD

6'9" x 2'9" (2.06m x 0.85m)

uPVC double-glazed window to front. Could be converted into wc.

BEDROOM THREE

11'10" x 7'11" (3.63m x 2.42m)

uPVC double-glazed window to front. Wardrobes running along one wall with hanging rail & shelving. Ceiling spotlights.

STORE/UTILITY

10'0" narr 2'3" x 5'1" narr 3'2" (3.06m narr 0.71m x 1.57m narr 0.98m)

Position for a tumble dryer. Ample space for storage.

HALF LANDING

Ceiling spotlights. Door opens into the open plan kitchen/diner. Staircase leading up to 1st floor.

KITCHEN/DINER

16'7" x 12'7" max (5.06m x 3.86m max)

Modern open plan room. Cream high gloss base & wall-mounted units to include integrated oven, fridge/freezer, washing machine, SMEG microwave. Bevelled edge worktops with inset 4 ring ceramic hob & SMEG stainless steel filter hood over. 1.5 bowl stainless steel sink unit with mixer tap, inset drain lines & matching upstands. Ceiling spotlights. Worcester boiler is concealed in a cupboard. uPVC double-glazed window to rear. Engineered oak flooring. Ample space for a dining table. Incorporating breakfast bar. Wine fridge. Speaker. uPVC double-glazed patio door opens up to the rear garden. Matching dresser with open shelving base units below & overhead storage units.

FIRST FLOOR LANDING

Doors leading through to the shower room & lounge. Access hatch to roof void. Staircase leading to 2nd floor.

LOUNGE

14'4" x 10'0" (4.37m x 3.06m)

Light & airy room. Feature fireplace with stone hearth, mantel & surround inset electric fan fire. Sliding uPVC double-glazed patio door opening up onto a balcony with a wrought iron balcony offering views over Plymouth.

SHOWER ROOM

6'5" x 6'2" (1.97m x 1.89m)

Matching suite of corner shower cubicle, fitted

shower with dual shower heads both rainfall & hand-held. Close coupled wc with hidden cistern. Wash-hand basin inset into vanity storage cupboards below. Tiled floor. Tiled walls. Ceiling spotlights. uPVC obscured double-glazed window to front.

SECOND FLOOR LANDING

Ceiling spotlights. Access hatch to roof void. Doors leading through to bedrooms 1 & 2.

BEDROOM ONE

12'7" x 8'8" plus door access (3.85m x 2.65m plus door access)

Fitted high level wardrobes running along one wall. uPVC double-glazed window to rear overlooking the garden.

BEDROOM TWO

9'7" x 7'6" (2.94m x 2.29m)

uPVC double-glazed window to rear overlooking the garden.

OUTSIDE

Property is approached via a brick paved driveway allowing off-road parking for 2 vehicles to the fore of the property. To the rear, an enclosed garden with paved patio seating area, a couple of steps lead up to the terraces with some laid to lawn decking. Stone chippings with raised planters with inset shrubs & plants. Wooden garden shed. Pergola. Further paved patio towards the rear boundary providing a lovely vantage point over the garden. Gate gives access to a stone chipped path to the rear service lane.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

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

Road Map

Hybrid Map

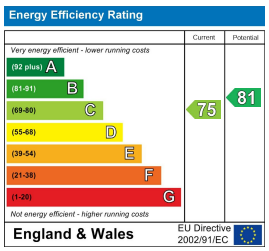
Terrain Map

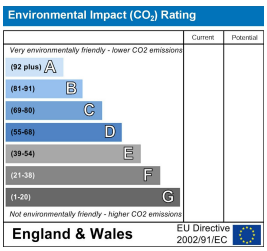
Floor Plan

Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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