



16 Conyngham Court

Eggbuckland, Plymouth, PL6 5LW

Asking Price £250,000



An end-terrace 1970s family home sitting on a corner plot with a garage in a block. The accommodation comprises of an entrance hall, cloakroom, lounge, conservatory, kitchen/diner, 3 bedrooms & a shower room. There is a front, side & south-facing rear garden. No onward chain.



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ACCOMMODATION

Entrance via an obscured uPVC double-glazed door which opens up into;

PORCH

Obscured uPVC double-glazed windows to the side. A uPVC double-glazed door opens up into the entrance hall;

ENTRANCE HALL

Doors into the cloakroom & kitchen/diner. Staircase leads down to the lower ground floor & up to the half landing.

CLOAKROOM 4'11" x 2'7" (1.52 x 0.8)

Matching suite of closed coupled wc & wall mounted wash hand basin with tiled splashback. Single-glazed window to the front.

KITCHEN/DINER 13'1" x 8'9" (4 x 2.68)

Matching base & wall mounted units to include: fitted oven, fridge/freezer, slimline dishwasher with space for a washing machine. Roll-edge laminate work surface has inset four ring electric hob with a stainless steel filter hood over. 1.5 bowl sink unit with mixer tap. Tiled splash backs. Tiled floor. Space for a dining table.

LOWER GROUND FLOOR

Bi-fold door opens up into the lounge;

LOUNGE 15'0" x 13'8" (4.58 x 4.19)

Laminate wood flooring. Feature fireplace with a wooden mantle & surround. Marble inset. Door to an under stairs storage cupboard. Sliding patio door which opens up into the conservatory;

CONSERVATORY 10'2" x 9'9" (3.1 x 2.98)

uPVC double-glazed windows & uPVC double-glazed french doors which open up out into the rear garden. Polycarbonate roof over. Laminate wood flooring.

HALF LANDING

Doors leading off into bedrooms 2 & 3. Staircase rising to the first floor landing. uPVC double-glazed window to the side.

BEDROOM TWO 10'11" x 8'10" max (3.35 x 2.7 max)

Fitted wardrobe. uPVC double-glazed window to the rear overlooking views of the garden.

BEDROOM THREE 10'8" x 6'2" (3.27 x 1.9)

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

FIRST FLOOR LANDING

Doors leading off into bedroom 1 & the bathroom. Door to boiler cupboard housing the Worcester boiler.

BEDROOM ONE 13'8" x 8'6" (4.19 x 2.61)

Fitted wardrobes with overhead storage units running along 1 wall. uPVC double-glazed window to the front.

BATHROOM 6'4" x 5'5" (1.94 x 1.66)

Fitted shower cubicle. Pedestal wash hand basin. Low level wc. Part-tiled walls. Obscured uPVC double-glazed window to the front.

OUTSIDE

The property is approached via a wooden picket gate, which opens up to a path leading to the front door which also runs around the side of the property to the rear garden.

GARDEN

The front & side garden is mainly laid to lawn with a picket & shrub fence. To the rear an enclosed garden. Short walk away from the property is a garage within a block.

GARAGE

Up & over door.

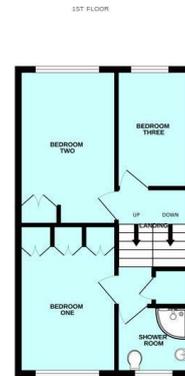
COUNCIL TAX

Plymouth City Council
Council Tax Band: B

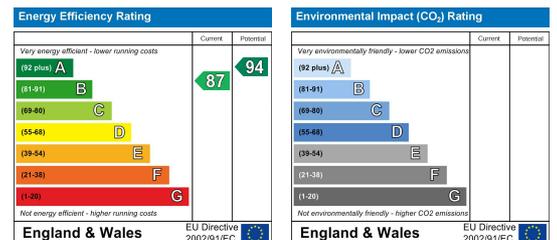
Area Map



Floor Plans



Energy Efficiency Graph



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