



71 Eggbuckland Road

Mannamead, Plymouth, PL3 5JR

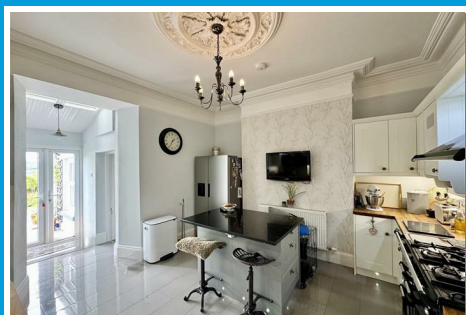
£700,000



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EGGBUCKLAND ROAD, MANNAMEAD, PLYMOUTH, PL3 5JR

SUMMARY

An impressive, superbly presented period built mid-terraced house which has the benefit of gas central heating & privately owned solar panels. The accommodation on the ground floor comprising entrance lobby, reception hall, front set lounge, dining room, front set sitting room, quality fitted integrated kitchen, useful utility cupboard, large study, useful downstairs cloakroom/wc. At first floor level a spacious landing gives access to 4 double bedrooms & well appointed family bathroom. On the half landing an additional shower room. The property stands on a large plot with an enclosed front garden, rear long mature garden. Next to the property a stone paved patio & wide decked area & incorporating a large covered seating area.

LOCATION

Found in this prime, popular, established residential area of Mannamead bordering on Hartley & Higher Compton with a good variety of local services & amenities to hand. The position convenient for access into the city & close by connection to major routes in other directions.

ACCOMMODATION

The accommodation on the ground floor with entrance lobby, reception hall, good-sized front set lounge with bay window & log burning stove, wide double doors into the dining room with French doors opening to the rear garden. A separate cozy front set sitting room with bay window & wood burning stove. A quality fitted integrated kitchen, large Range master cooker, space for white goods & useful utility cupboard. A large study which

could be used as a gym or spare bedroom, heavily insulated floors & ceilings. A useful downstairs cloakroom/wc which houses the Baxi gas fired boiler which is serviced annually.

At first floor level a spacious landing gives access to 4 double bedrooms, a well appointed family bathroom with jacuzzi bath, lighting, wc, wash hand basin & separate shower. On the half landing, an additional shower room with shower, wc & wash hand basin.

The property stands on a large plot & has an enclosed front garden. To the rear a long, large, wide & mature garden. Next to the property an extensive wide stone paved patio area, decked area & incorporating a large covered seating area ideal for alfresco entertaining. Lawned gardens with 2 ponds. Rose & lily bordered path on one side & path to an interesting variety of specimen bushes, shrubs & plants. A workshop & store with a wide patio area. Beyond a spacious parking area with room for up to 3 vehicles. Remote controlled roll up door opening to the road. A substantially built structure having planning permission to extend over & create a workshop or potential for an annexe in the future.

GROUND FLOOR

COVERED PORCH

ENTRANCE LOBBY

4' x 3'6 (1.22m x 1.07m)

RECEPTION HALL

LOUNGE

17'4 x 15'4 maximum (5.28m x 4.67m maximum)

DINING ROOM

15'4 x 13'4 (4.67m x 4.06m)

SITTING ROOM

17'4 x 15'3 maximum (5.28m x 4.65m maximum)

KITCHEN

20'4 x 13'4 maximum (6.20m x 4.06m maximum)

STUDY

16'6 x 6' widening to 11' (5.03m x 1.83m widening to 3.35m)

WC

7'2 x 4'8 (2.18m x 1.42m)

FIRST FLOOR

LANDING

BEDROOM ONE

17'4 x 12'7 floor area (5.28m x 3.84m floor area)

BEDROOM TWO

17'4 x 13'10 maximum (5.28m x 4.22m maximum)

BEDROOM THREE

14'5 x 13'3 floor area (4.39m x 4.04m floor area)

BEDROOM FOUR

13'6 x 12'6 floor area (4.11m x 3.81m floor area)

BATHROOM

9'1 x 7' (2.77m x 2.13m)

SHOWER ROOM

8'10 x 4'6 (2.69m x 1.37m)

EXTERNALLY

FRONT GARDEN

LONG REAR GARDEN

OUTBUILDINGS

PARKING AREA

34' x 14'9 (10.36m x 4.50m)

BIKE SHED

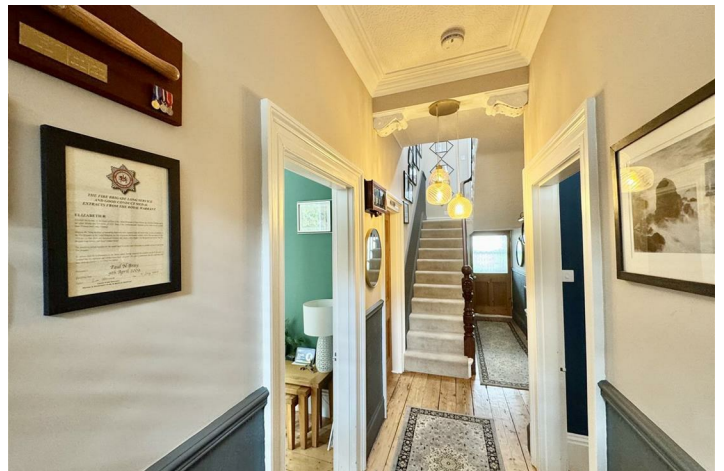
7' x 7' (2.13m x 2.13m)

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.



Road Map



Hybrid Map



Terrain Map



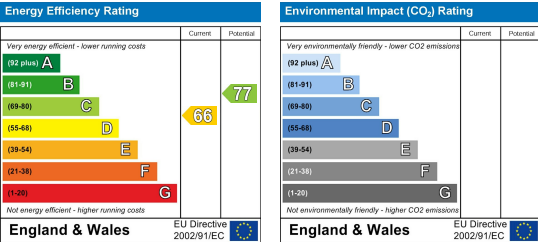
Floor Plan



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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