

## Contact us

### Central Plymouth Office

22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA

**(01752) 514500**

### North Plymouth and Residential Lettings Office

56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ

**(01752) 772846**

### Email Us

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

### Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

### Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

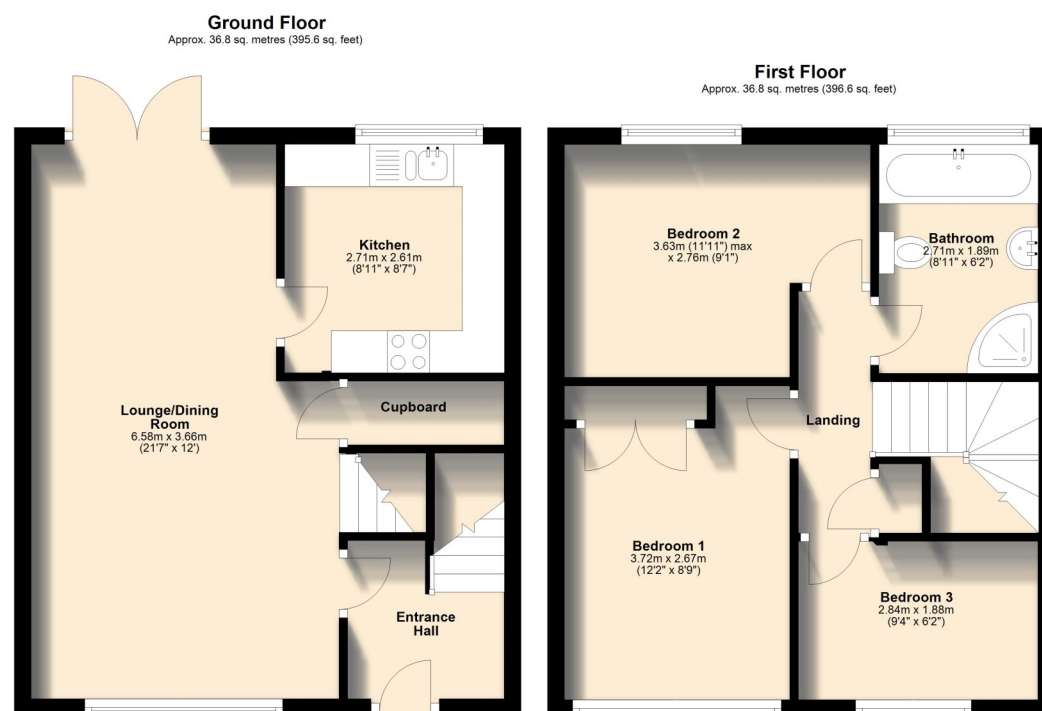
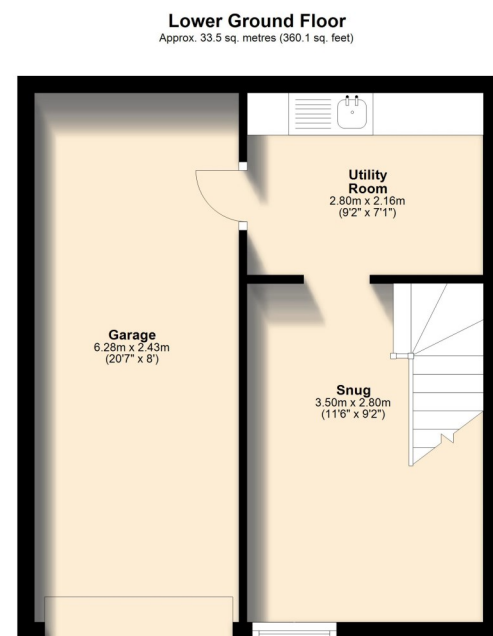
9.00am—4.00pm

(Central Plymouth Office Only)

### Our Property Reference:

16/A/26 5855

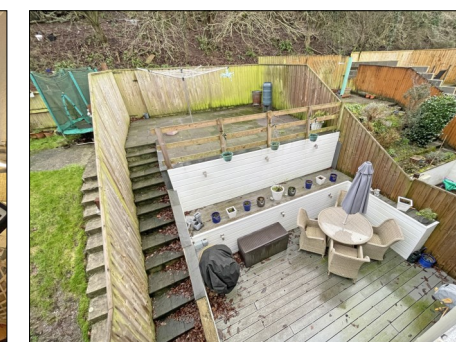
## Floor Plans...



# PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**11 Baydon Close, Eggbuckland,  
Plymouth, PL6 5QW**

**BEAUTIFULLY PRESENTED  
THREE BEDROOMS  
LOUNGE/DINING ROOM  
MODERN KITCHEN  
GARAGE  
UTILITY ROOM/SNUG  
SOUTH FACING GARDEN**

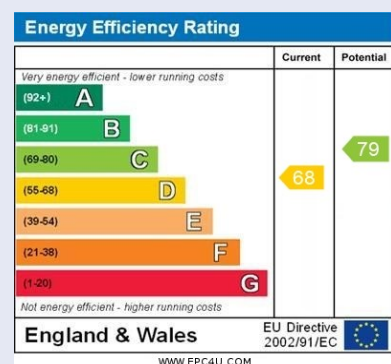
*We feel you may buy this property because...*

‘This beautifully presented home has been very well maintained and is within proximity to a host of schools.’

**£260,000**

## Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)



Number of Bedrooms  
Three Bedrooms

Property Construction  
Cavity Brick Walls

Heating System  
Gas Central Heating

Water Meter  
Yes

Parking  
Driveway and Garage

Outside Space  
Enclosed Garden

Council Tax Band  
B

Council Tax Cost 2025/2026  
Full Cost: £1,808.67  
Single Person: £1,356.50

Stamp Duty Liability  
First Time Buyer: Nil  
Main Residence: £3,000  
Home or Investment  
Property: £16,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

This well-presented terraced family home is situated in a sought-after cul-de-sac and within close proximity to St Edwards Primary School and Egguckland Community College. The accommodation comprises: entrance hall, lounge/dining room, modern fitted kitchen, three bedrooms and a family bathroom. On the lower ground level there is internal access to a lovely snug, utility room and the garage. Further benefits include double glazing and central heating. Externally there is an enclosed, south facing low maintenance rear garden. Plymouth Homes advise an early viewing to fully appreciate this beautiful home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a composite entrance door opening into the entrance hallway.

ENTRANCE HALL

With stairs descending to snug, radiator, door into the lounge/dining room.

LOUNGE/DINING ROOM

6.58m (21'7") x 3.66m (12') max

A lovely sized reception room with radiators, uPVC double glazed window to the front, storage cupboard, uPVC glazed door opening onto the rear garden, stairs to first floor landing, door to the kitchen.

KITCHEN

2.71m (8'11") x 2.61m (8'7")

Fitted with a matching range of base and eye level units, 1+1/2 bowl sink unit with mixer tap, built in storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water, plumbing for dishwasher, space for fridge/freezer, fitted oven and four ring gas hob with cooker hood above, uPVC double glazed window to the rear, fitted electric oven and four ring gas hob with stainless steel cooker hood above, recessed ceiling spotlights.

FIRST FLOOR

With built in storage cupboard, access to the loft space.

BEDROOM 1

3.72m (12'2") x 2.67m (8'9")

A double bedroom with uPVC double glazed window to the front, radiator, recessed ceiling spotlights, coving to ceiling, fitted wardrobes.



BEDROOM 2

3.63m (11'11") max x 2.76m (9'1") max

A second double bedroom with uPVC double glazed window to the rear, radiator, recessed ceiling spotlights, coving to ceiling.

BEDROOM 3

2.84m (9'4") x 1.88m (6'2")

A single bedroom with uPVC double glazed window to the front, recessed ceiling spotlights, radiator, coving to ceiling.

BATHROOM

2.71m (8'11") x 1.89m (6'2")

Fitted with a four-piece suite comprising panelled bath and separate handheld shower attachment off the mixer tap, vanity wash hand basin, low level WC, separate enclosed shower unit, frosted double glazed window to the rear, tiled flooring, tiled walls, recessed ceiling spotlights.

LOWER GROUND FLOOR

From the entrance hall stairs descend directly into the snug.

SNUG

3.50m (11'6") x 2.80m (9'2")

A lovely reception room with uPVC double glazed window to the front, radiator, coving to ceiling, recessed ceiling spotlights, doorway into the utility.



UTILITY AREA

2.80m (9'2") x 2.16m (7'1")

Fitted with a matching range of base units, sink unit with single drainer and mixer tap, tiled splashbacks, plumbing for washing machine, space for freezer, space for tumble dryer, radiator, tiled floor, recessed ceiling spotlights, door to garage.

GARAGE

6.28m (20'7") x 2.43m (8')

With electric door, light and power points, hot and cold water taps.

OUTSIDE:

FRONT

To the front of the property, there is a brick paved driveway and hardstanding leading to the garage, staircase leading to the main entrance.

REAR

The rear opens to an enclosed, south facing tiered garden measuring approximately 5.78m (18'08") x 9.14m (30'05") at the longest and widest points with decked and paved seating areas, backing onto woodland.

