

## Contact us

### Can We Help Further?

**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

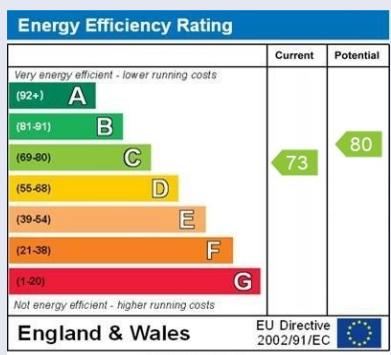
**(01752) 772846**

**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:**  
28/A/26 5869



### Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

### Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

### Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

### Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

### Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

### 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.*



**52 Westcott Close, Eggbuckland, Plymouth, PL6 5YB**

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

'This good size home has two double bedrooms and a 53' south westerly facing rear garden.'

**£210,000**

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

**Number of Bedrooms**  
Two Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Allocated Parking

**Outside Space**  
Rear 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: £1,700  
Home or Investment Property: £12,200

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 larger than average two bedroom home is positioned at the entrance to a cul de sac and benefits from a 53' south westerly facing garden to the rear. The well presented accommodation comprises: entrance hall opening to the lounge/dining room, kitchen, two double bedrooms and a shower room. Externally the property has gardens to the front and rear and allocated parking nearby. Offered for sale with no onward chain, Plymouth Homes highly recommend this comfortable modern home.

## The Accommodation Comprises...

### GROUND FLOOR

uPVC double glazed entrance door opening to:

### ENTRANCE HALL

Good size cloaks cupboard, stairs rising to the first floor, open plan to:

### LOUNGE/DINING ROOM

**5.68m (18'8") x 3.76m (12'4")**

Double glazed window and door opening to the rear garden, two radiators, coved ceiling, opening to:

### KITCHEN

**2.31m (7'7") x 1.98m (6'6")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge, electric oven with a four ring ceramic hob and cooker hood above, double glazed window to the front, coved ceiling, tiled splashbacks, wall mounted gas combination boiler.

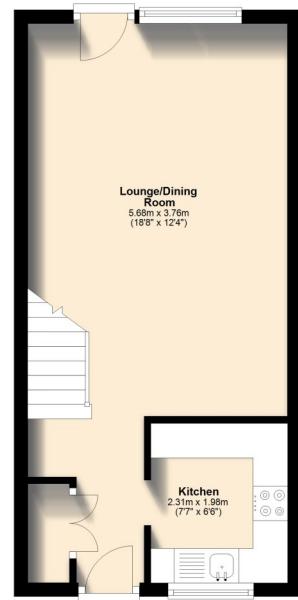
### FIRST FLOOR

### LANDING

Coved ceiling, storage cupboard.



**Ground Floor**  
Approx. 30.5 sq. metres (327.8 sq. feet)



### BEDROOM 1

**3.76m (12'4") x 2.88m (9'6")**

Double glazed window to the rear, radiator, coved ceiling.

### BEDROOM 2

**3.76m (12'4") x 2.31m (7'7")**

Double glazed window to the front, radiator, coved ceiling.

### SHOWER ROOM

Suite comprising a double shower cubicle, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan, access to the loft, part tiled walls, linen cupboard.

### OUTSIDE

### FRONT

Gravelled front garden with a path to the covered entrance, external storage cupboard.

### REAR

**16.1m (53') x 4.2m (14')**

Good size south westerly facing rear garden, mainly laid to lawn with mature shrubs and enclosed by fencing, storage shed.

### PARKING

Allocated parking is located nearby.

