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07/A/26 5847

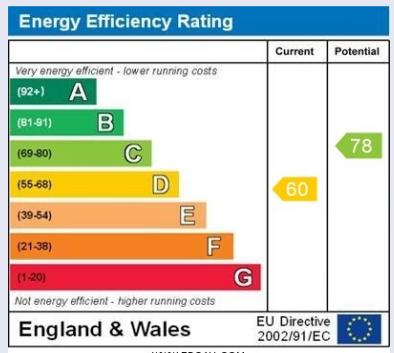


Floor Plans...



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.



Draft Details – Not Approved & Subject To Change



24 Culver Close, Egguckland, Plymouth, PL6 5NL

We feel you may buy this property because...

'This detached family home is positioned in a sought after residential area and benefits from enclosed gardens and a driveway leading to a garage.'

£315,000

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
D

Council Tax Cost 2025/2026
Full Cost: £2,325.42
Single Person: £1,744.07

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £5,000
Home or Investment
Property: £20,000

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 detached home is positioned in a sought after cul de sac close to popular schools. The accommodation comprises: entrance porch, hallway, lounge, modern kitchen/dining room, landing, three bedrooms and a modern bathroom. Externally the property has well tended front and rear gardens with a driveway leading to an attached garage. Plymouth Homes highly recommend this comfortable detached family home.

The Accommodation Comprises...

GROUND FLOOR

Double glazed entrance door opening to:

ENTRANCE PORCH

Double glazed windows, ceramic tiled flooring, door to:

ENTRANCE HALL

Radiator, stairs to the first floor landing, door to:

LOUNGE

4.96m (16'3") x 3.91m (12'10")

Double glazed bay window to the front, feature stone fire surround extending to television and stereo plinths either side, radiator, understairs storage cupboard, door to:

KITCHEN/DINING ROOM

4.82m (15'10") x 2.94m (9'8")

Fitted with a matching range of modern base and eye level units with worktop space above, ceramic sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven with a four ring electric hob and cooker hood above, radiator, concealed boiler, tiled splashbacks, space for dining table, double glazed window to the rear, double glazed patio doors opening to the rear garden and a double glazed door to the side.



FIRST FLOOR

LANDING

Double glazed window to the side, access to the loft, linen cupboard with slatted shelving.

BEDROOM 1

4.82m (15'10") max x 2.65m (8'8")

Two double glazed windows to the front, radiator, storage cupboard.

BEDROOM 2

2.94m (9'8") max x 2.68m (8'9")

Double glazed window to the rear, built-in double wardrobe with mirrored sliding doors, radiator.

BEDROOM 3

2.94m (9'8") x 2.04m (6'8")

Double glazed window to the rear, radiator.

BATHROOM

Modern suite comprising a panelled bath with an independent electric shower and curtain above, vanity wash hand basin, low-level WC, tiled walls, heated towel rail, frosted double glazed window to the side, ceramic tiled floor, recessed spotlights.

OUTSIDE

FRONT

Driveway leading to the garage, area lawn with shrub display beds.

REAR

11.0m (36') x 8.8m (29')

Attractive rear garden, enclosed by fencing with a side access gate, good size patio area and area of lawn, well tended shrub borders, door to the rear of the garage.

GARAGE

4.96m (16'3") x 2.36m (7'9")

Up and over vehicular door, power and light connected, emergency light, door to the rear garden.

