

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

Website
www.plymouthhomes.co.uk

Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
10/D/26 5924

Can We Help Further?

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.

PLYMOUTH
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



POPULAR LOCATION
DECEPTIVELY SPACIOUS
2 DOUBLE BEDROOMS
LOUNGE/DINING ROOM
SOUTHERLY GARDEN
ALLOCATED PARKING
NO ONWARD CHAIN

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

We feel you may buy this property because...
'Of the popular location, well-proportioned accommodation and good sized southerly rear garden.'

£200,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79

EU Directive 2002/91/EC
England, Scotland & Wales

Number of Bedrooms
Two Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking Space

Outside Space
South Facing Garden

Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,500
Home or Investment
Property: £11,500

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...

Offered for sale with no onward chain, this deceptively spacious house is located with the popular residential area of Eggbuckland and lies close to both primary and secondary schools. Internally the accommodation offers, porch, entrance hall, kitchen, lounge/dining room, two double bedrooms and a bathroom. Externally the property enjoys a good sized, southerly facing garden and an allocated parking space. Plymouth Homes would advise an early viewing.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A uPVC part glazed entrance door opens into the porch.

PORCH

1.57m (5'2") x 0.99m (3'3")

With double glazed window to the front, door into the entrance hall.

ENTRANCE HALL

With built in storage cupboard, stairs rising to the first-floor landing, open plan into the kitchen and lounge/dining room.

KITCHEN

2.39m (7'10") x 2.06m (6'9")

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, tiled splashbacks, serving hatch to the lounge/dining room, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer and washing machine, double glazed window to the front.

LOUNGE/DINING ROOM

5.63m (18'6") x 3.73m (12'3")

A spacious reception room with double glazed window to the rear overlooking the garden, radiator, uPVC glazed door and steps to the rear garden.

FIRST FLOOR

LANDING

With a built-in storage cupboard.

BEDROOM 1

3.73m (12'3") x 2.90m (9'6")

A double bedroom with double glazed window to the rear enjoying the open outlook, radiator.



BEDROOM 2

3.73m (12'3") x 2.25m (7'5")

A second double bedroom with double glazed window to the front, radiator.

BATHROOM

2.08m (6'10") x 1.96m (6'5")

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, radiator, access to the loft space, built in storage cupboard.

OUTSIDE:

FRONT

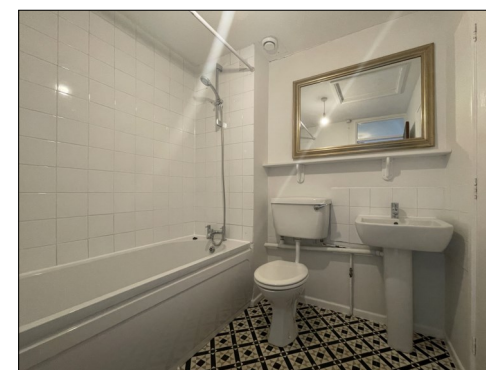
The front of the property is approached via steps descending to the main entrance and an established garden area.

REAR

The rear opens to a good sized and southerly facing garden. Steps from the lounge/dining room descend to a paved seating area accessing a brick-built storage shed, and cellar storage area beneath the property with restricted height. The garden then opens to a large lawned area, with mature trees, shrubs and all enclosed by wall and fencing.

PARKING

The property benefits from an allocated parking space at the end of the close as well as on street parking in front of the house.



Floor Plans...

