

Offers Over £200,000



15 DUDLEY GARDENS, EGGBUCKLAND, PLYMOUTH, PL6 5PE

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

FULL DESCRIPTION

Lawson are delighted to market this much-loved semi-detached family home, located in a desirable cul-de-sac in Eggbuckland. The property has huge potential and benefits from accommodation comprising, a PVCu double glazed front door leading to an entrance vestibule with under stair storage, a glass door then leads to the lounge/dining room.

The lounge/dining room is a spacious room with windows to the front and side elevation, a living flame gas fire and wall lights. The kitchen/breakfast room is fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, an integral electric cooker, four burner hob, filter canopy, stainless steel sink drain unit with a mixer tap, tiled splash backs, space for a fridge freezer, wood effect flooring, a window looking over the rear garden and a doorway to the rear. From the hallway, a doorway leads to bedroom three, a spacious double with a window to the rear elevation. Carpeted stairs then ascend to the first-floor landing with a window to the side elevation, storage cupboard and a doorway into bedroom one.

Bedroom one is a spacious double with a window to the front elevation, fitted wardrobes with sliding doors and hanging rail, a large airing cupboard with the wall mounted combination boiler. Bedroom two is a large single room with a window to the front elevation and eaves storage.

The shower room is fitted with a direct feed oversized shower unit with glass screen, tiled splash backs, pedestal wash hand basin with storage beneath, a chrome towel rail, full height tiling to all walls and window to the rear elevation. The cloakroom has a low-level WC, pedestal wash hand basin and window to the rear elevation.

Externally, to the front of the property the garden is landscaped for ease of maintenance with mature shrubs and there is a driveway leading into the single garage with an up and over door. The rear garden is terraced, fully fence enclosed with a level lawn and flower, shrub beds and borders.

The property offers huge potential for further development and has the benefit of PVCu double glazing and gas fired central heating.

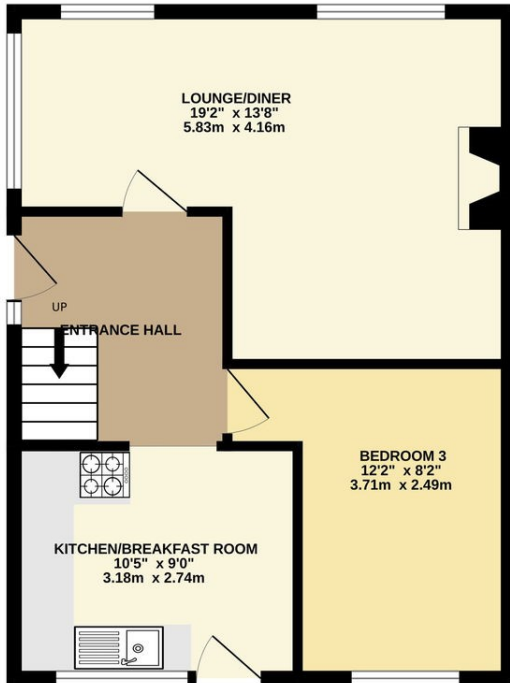
EGGBUCKLAND

Prior to the Second World War Eggbuckland was a small village a few miles north of Plymouth. During the reconstruction of Plymouth many new suburbs were built and during the 1970s the areas in between and surrounding the old village were all developed. The development of the A38 just south of Eggbuckland in the 1980s lead to the area becoming very popular with commuters. The present church of St Edward, was constructed in 1470. The village was held by the Royalist Cavaliers during the Civil War against the Parliamentarian Roundheads and was badly damaged. Widey Court was the headquarters of Prince Maurice during his siege of Plymouth, and was visited by the King. During the 19th century the area was host to new Palmerston Forts built as part of a northern defence line around Plymouth. Known locally, for the provision of both primary and secondary schooling, such as; Eggbuckland Vale, Austin Farm, Widey Court and St Edwards Primary Schools, along with Eggbuckland Community College.

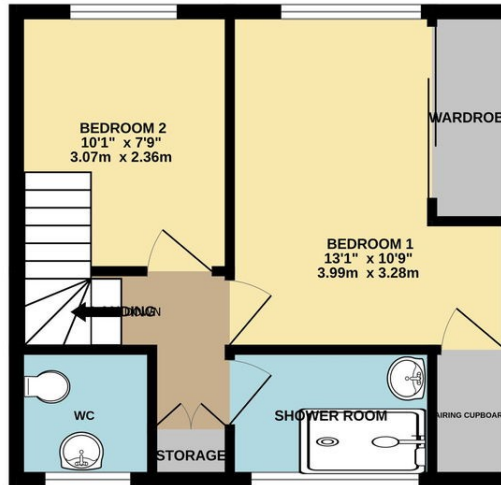


FLOOR PLAN

GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, electricity and mains drainage. Mobile coverage likely, broadband connection ADSL & FTTC available.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2024/2025 is £1,968.77 (by internet enquiry with Plymouth City Council). These details are subject to change

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2025.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

