



46 Shallowford Road, Eggbuckland, Plymouth, Devon, PL6 5TL



# Offers Over £260,000

Situated in the popular residential area of Egguckland close to good schooling and local parks and amenities is this well-presented three-bedroom semi-detached home which offers comfortable living spaces, a generous garden, and lovely outlooks.

The accommodation begins with a welcoming entrance hall that leads through to a spacious lounge, perfect for relaxing evenings. Adjacent to the lounge is a separate dining room, ideal for entertaining or family meals, with a natural flow through to the kitchen, which is fitted with ample cabinetry, under counter fridge, oven, gas hob and a dishwasher and enjoys views over the garden.

Upstairs, the property offers three bedrooms. The front-facing master bedroom enjoys pleasant, elevated views, creating a light and airy retreat. Bedroom two features built-in sliding wardrobes, providing practical storage, while bedroom three is a small double - ideal as a guest room, nursery, or home office. The modern shower room is fitted with a walk-in shower, wash hand basin, and a heated towel rail. The W.C. is separate, offering added convenience for busy households.

Outside, the rear garden offers a peaceful haven, with a small patio seating area perfect for summer evenings. A short set of steps leads up to the main lawn, which is bordered by well-stocked flower beds and dotted with small trees, providing a splash of colour and privacy. To the front, a lawned garden frames the house, while a long driveway provides ample off-road parking and leads to a single garage.

This home offers a fantastic opportunity for families or couples alike, combining comfortable accommodation with charming outdoor space and practical features.

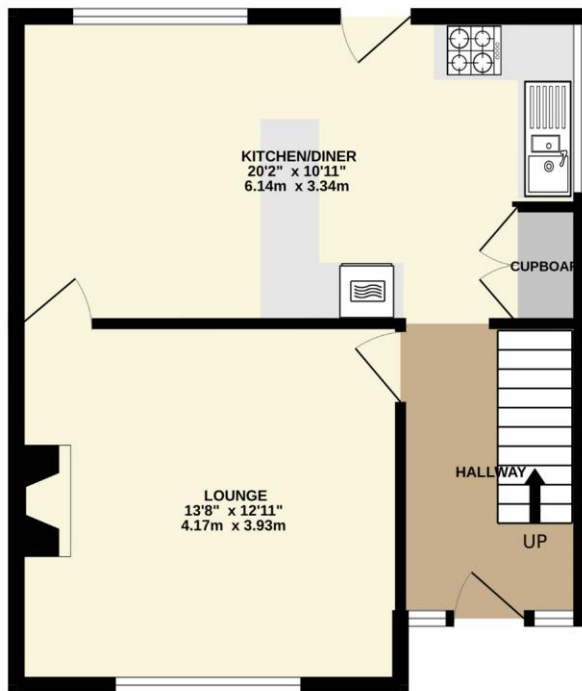


To view this property call Lang Town & Country Estate Agents on **01752 256000**.

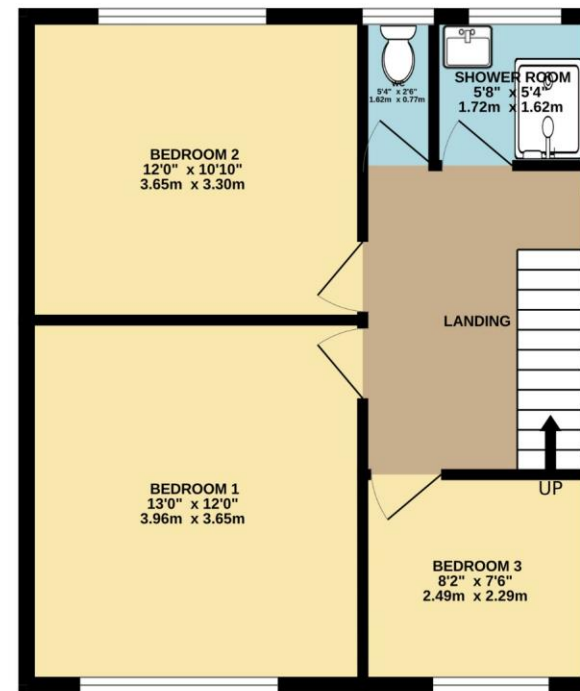




GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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