



109 Eggbuckland Road, Higher Compton,
Plymouth, Devon, PL3 5JS



Offers Over £550,000

Occupying a fabulous location in Higher Compton, facing Collings Park with views from the rear towards Dartmoor. A fantastic range of local facilities including Compton school, the popular Rising Sun public house, shops, post office, a bakery, and a Tesco filling station. There is regular public transport which connects with City Centre less than two miles distant. This spacious property has been recently redecorated and refurbished to a high standard.

This attractive villa comprises on the ground floor, an elegant hallway leading to the hallway with stairs leading to the first floor with an impressive original, stained glass landing window there is also access to a useful cloak cupboard. The beautiful lounge has stripped wooden floorboards, a stunning fireplace, and a bay to the front with attractive sash windows and shutters with open views over the park. Communicating sliding doors lead to the dining room with uPVC French doors leading onto a composite decked area in turn leading to the large level rear garden. The semi open plan modern kitchen has an array of base units and matching high level wall cupboards all on a matching gloss finish. There is a range of integrated appliances. The good-sized utility room has a base unit with an inset sink and plumbing for a washing machine and tumble dryer, a window overlooking the rear garden a door to the side giving easy access to the driveway and garage. There is door from the kitchen to the convenient, modern cloakroom.

On the first floor, the spacious landing has doors leading to the four bedrooms and beautiful modern bathroom. The two front bedrooms both overlooking Collings Park to the front, with the master bedroom having a contemporary, en-suite shower room. The shower room comprises a sink, shower cubicle and W.C, with tiled walls and floor and wall mirror. The two rear bedrooms, overlook the rear garden and have far reaching views towards Dartmoor. The fabulous family bathroom comprises a bath with a shower over, vanity unit W.C, attractive tiled walls and floor and wall mirror.

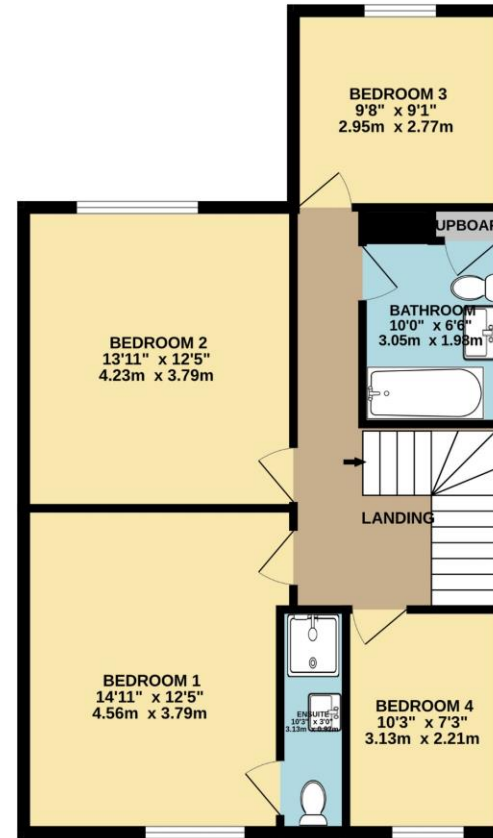
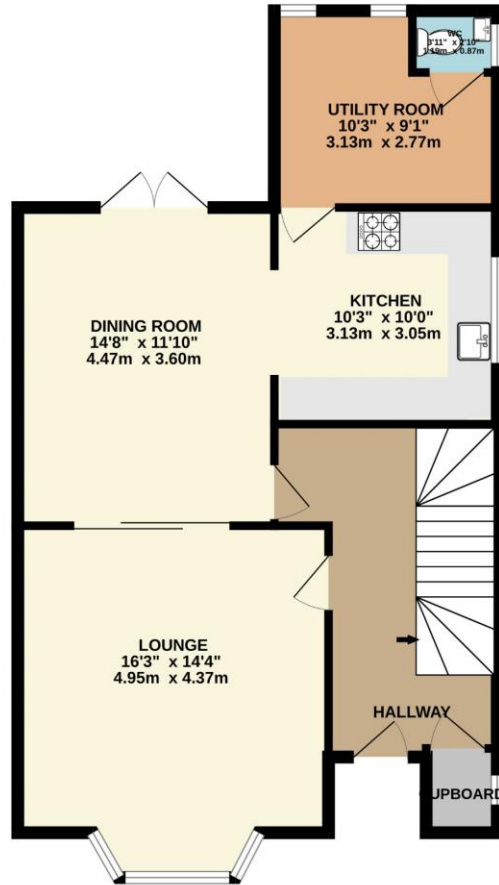
Externally there are very well-maintained gardens with the front laid to lawn with variety of shrubs and bushes leading to a side garden with access to the driveway and single garage. The substantial fencing and gate lead to the large level, rear garden again laid to lawn with shrubs and contemporary decking.

This truly immaculate property has been refurbished to a very high standard and would make a wonderful family home, an early viewing is recommended.



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





TOTAL FLOOR AREA : 1454 sq.ft. (135.0 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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