



Cross Keys Estates

Opening doors to your future



179 Eggbuckland Road
Plymouth, PL3 6QB
Guide Price £240,000 Freehold



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**** Guide Price £240,000 to £250,000 ****

Cross Keys Estates is delighted to present this spacious terraced family home located on the desirable Eggbuckland Road in Higher Compton. This property is perfect for families seeking a comfortable and inviting living space in a highly sought-after residential area.

As you enter, you are welcomed by a spacious hallway that leads to an open-plan sitting room and dining room, which is beautifully flooded with natural light, creating a warm and inviting atmosphere. The layout is ideal for both entertaining guests and enjoying family time. The home boasts three generous bedrooms, including two large doubles and a good-sized single, providing ample space for family members or guests.

- Spacious Terraced Family Home
- Open Plan Sitting Room/Dining Room
- Three Great Sized Bright Bedrooms
- Stylish Modern Fitted Bathroom
- Off Road Parking At Rear
- Well Presented Throughout
- Highly Sought After Residential Area
- Large Private Front & Rear Garden
- Close To Local Amenities & Schools
- Early Viewing Advised, EPC-TBC



Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Plymouth

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Higher Compton

Higher Compton is an extremely well regarded area just north of Plymouth City Centre and Mutley Plain which boasts its own local amenities including a Morrisons Store, Tesco fuel station, bakery, pharmacy, two public houses and certain other small stores, along with Compton CofE Primary School which is extremely popular across Plymouth. The property we are offering for sale boasts an enviable position within walking distance to the amenities mentioned previously including the school.

More Property Information

The stylish modern fitted bathroom and kitchen are designed with both functionality and aesthetics in mind, ensuring that daily routines are both convenient and enjoyable. The property is immaculately presented throughout, reflecting a high standard of care and attention to detail. One of the standout features of this home is the beautiful large private front garden, offering a perfect space for outdoor relaxation or play. Additionally, the property is conveniently located close to local amenities and schools, making it an excellent choice for families. Given its many appealing features and prime location, early viewing is highly advised to fully appreciate all that this lovely home has to offer. Don't miss the opportunity to make this charming property your own.

Entrance Vestibule

Hallway

Sitting Room

12'11" x 13'9" (3.93m x 4.19m)

Dining Room

12'5" x 11'9" (3.78m x 3.57m)

Kitchen

8'10" x 7'9" (2.69m x 2.36m)

Landing

Primary Bedroom

12'11" x 11'11" (3.93m x 3.64m)

Bathroom

Bedroom 2

12'6" x 12'2" (3.80m x 3.70m)

Bedroom 3

8'11" x 7'10" (2.73m x 2.40m)

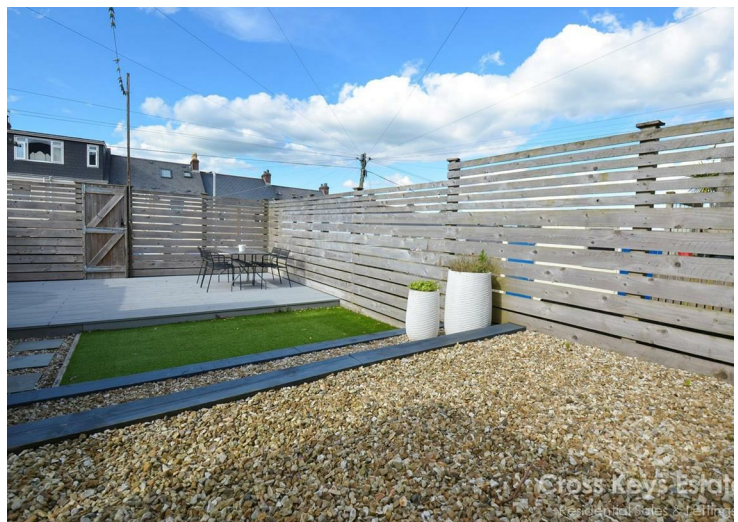
Garden & Parking

Cross Keys Estates Lettings Department

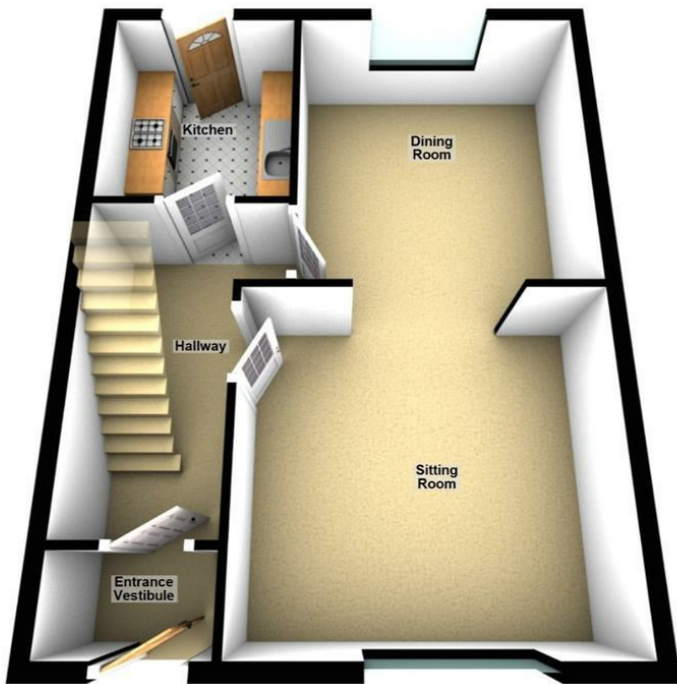
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

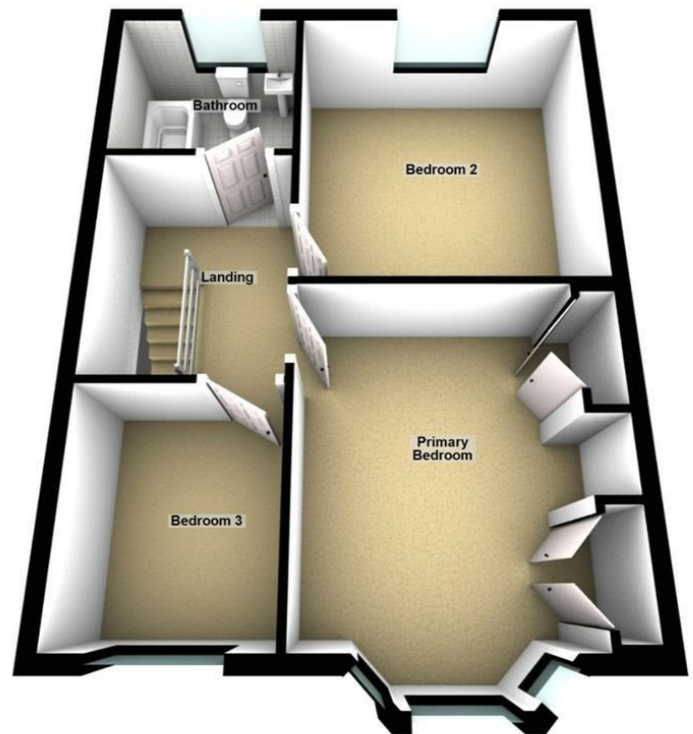
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email.sarah@themortgagelab.co.uk



Ground Floor



First Floor




Cross Keys Estates
 Residential Sales & Lettings



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	70	82
England & Wales		
	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC 	

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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Council Tax Band B



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Sales, Cross Keys House 51-53 Devonport Road,,
 Stoke, Plymouth, Devon, PL3 4DL

Tel: 01752 500018 | sales@crosskeysestates.net

www.crosskeysestates.net