



# Falcon

01752 600444

## 8 Bearsdown Road

Eggbuckland, Plymouth, PL6 5TP

£325,000







## In Brief

**A fabulous 4 Bedroom Semi- Detached family home with a lovely garden & driveway**

**Reception Rooms** open plan Living room & Dining room

**Bedrooms** 4 Bedrooms

**Heating** Ga central heating

**Area** 1,048Sqft

**Tenure** Freehold

**Parking** Off road parking

**Council Tax** C

## Description

Semi-Detached property in the popular residential location of Eggbuckland. Falcon are delighted to bring to market this delightful 4 Bedroom property that also benefits from a converted garage that offers a great opportunity for a home office or Gym currently utilised as a beauty salon.

The ground floor has a larger than average porch and inner hall that leads in to the open plan living / dining room this leads on to the modern kitchen.

The property benefits from a driveway and spacious rear garden mostly laid to lawn and a secluded decked patio area directly accessed from the patio doors from the dining area.

Eggbuckland is close to the local primary and secondary schools, and has great links to the A38. Do not miss this chance to view this great family home.

**Need A Mortgage?**

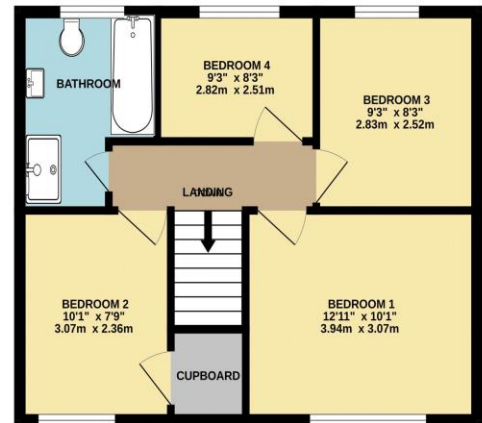
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ours is only £195 paid when you move!**

## Floor Plans

GROUND FLOOR



1ST FLOOR



## Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee





We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<a href="http://www.epc4u.com">www.epc4u.com</a>		

