



# Falcon

01752 600444

## 11 Shallowford Close

Eggbuckland, Plymouth, PL6 5TN

Guide Price £400,000 - £410,000







## In Brief

**Detached Modern Three bedroom home simply stunning.**

**Reception Rooms** Two reception rooms

**Bedrooms** Three bedrooms

**Heating** Gas central heating

**Area** Council tax - D

**Tenure** Freehold

**Parking** Driveway & Garage

**Council Tax** D

## Description

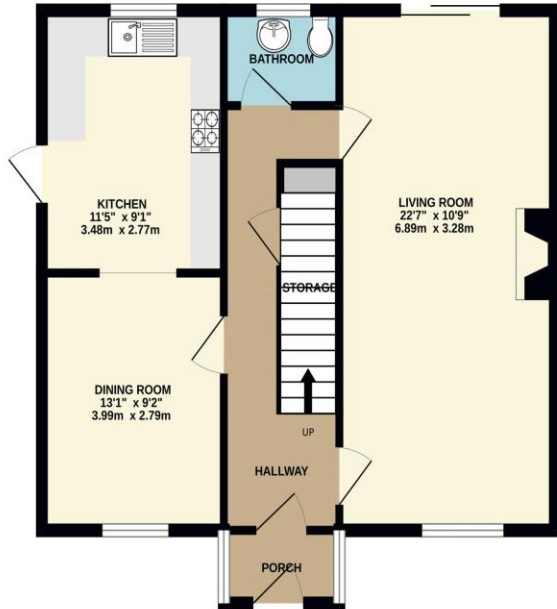
Tucked away in a peaceful cul-de-sac location, this beautifully presented three-bedroom detached property sits on a larger than average plot and truly is in show home condition throughout. The property occupies a slightly elevated position, with the benefit of a balcony/patio area to the front elevation, ideal for enjoying the outlook, while the side and rear gardens offer excellent outdoor space. To the front there is off-road parking and a garage, with the garden designed for low maintenance featuring patio areas and steps leading to the entrance. Inside, the accommodation briefly comprises of Porch and welcoming hallway, Spacious modern fitted kitchen with side access to the garden. The kitchen leads through to the open plan dining area, creating a very sociable setting. Downstairs WC. To the first floor: The spacious hallway flooded with light from the two windows at the end of each hallway, doors leading off to Three generous double bedrooms. Immaculate Family bathroom with four-piece suite including a separate shower, bath, WC, and wash basin. Externally, the side and rear gardens are mostly laid to lawn, offering plenty of space for relaxation or entertaining. This can also be accessed via patio doors from the living room. This is a rare opportunity to purchase a home of such quality in a sought-after tucked-away setting – early viewing is highly recommended. Close to local Schools and within easy reach of the A38.

**Need A Mortgage?**

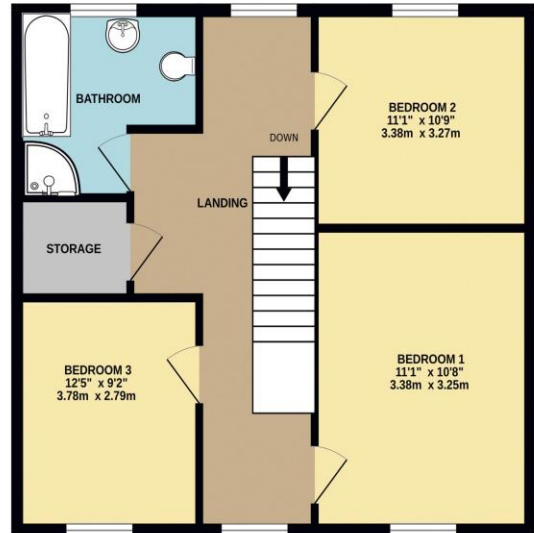
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ours is only £195 paid when you move!**

# Floor Plans

GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



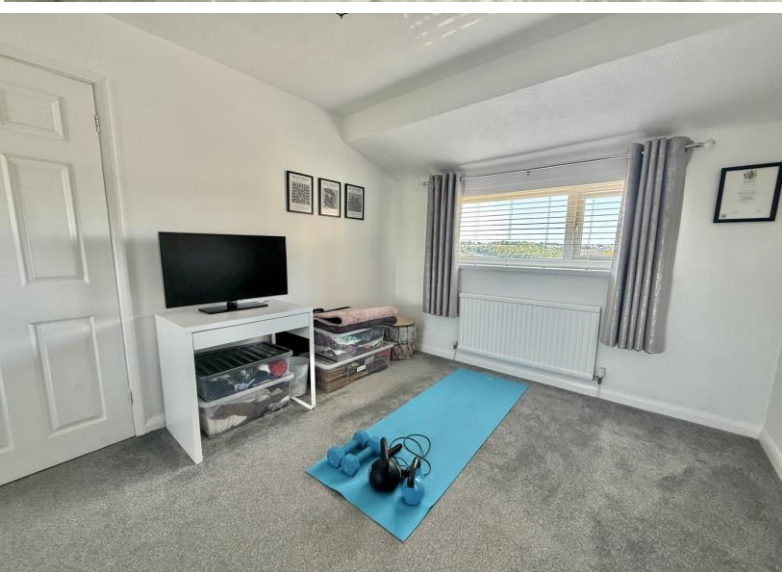
TOTAL FLOOR AREA: 1168 sq.ft. (108.5 sq.m.) approx.  
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## Fixed Price Conveyancing

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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.**

