



Falcon

01752 600444

36 Shirburn Road

Eggbuckland, Plymouth, PL6 5PQ

Guide Price £300,000-£325,000





In Brief

Spacious 3-Bedroom Detached Bungalow in Sought-After Eggbuckland with NO CHAIN !

Reception Rooms Large etended living room / dining room

Bedrooms 3 good sized bedrooms

Heating Gas central heating

Area 984 sq ft

Tenure Freehold

Parking Driveway parking plus garage.

Council Tax D

Description

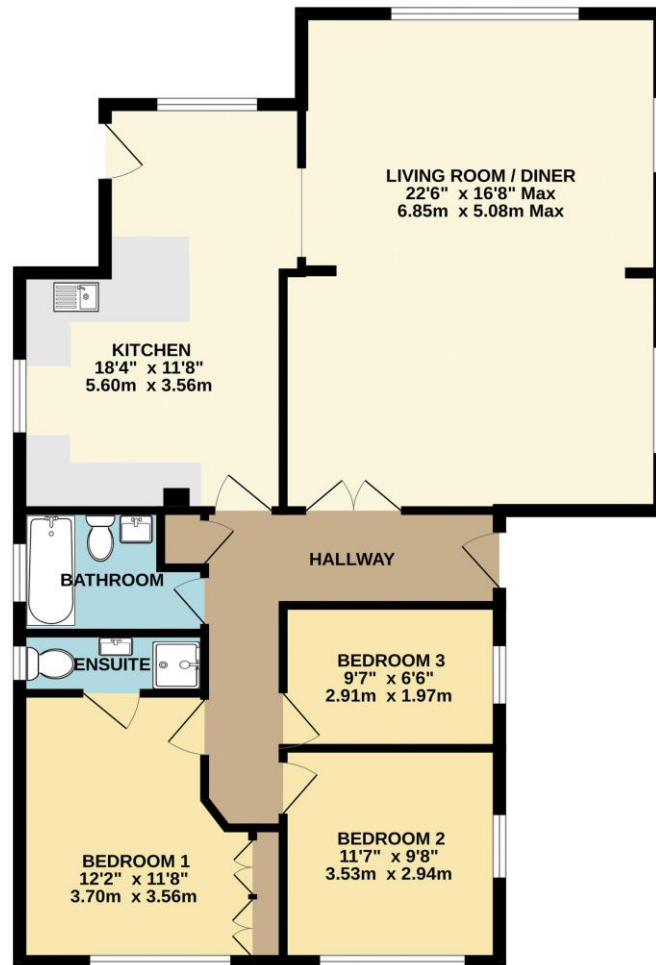
Tucked away in a highly desirable and established residential area, this extended 1950s-style detached bungalow offers a rare opportunity to enjoy generous living space, modern comforts, and a lovely manageable south-facing garden. Step inside and you're welcomed by a bright hallway leading to an exceptionally spacious living/dining room, beautifully extended and flooded with natural light, with open views across the rooftops. An archway flows into the large kitchen/breakfast room — a fabulous space, perfectly designed for family life and entertaining. There are three bedrooms, including a main bedroom with its own sleek en-suite shower room, plus a modern family bathroom with shower-over-bath. With gas central heating and UPVC double glazing, the home is both comfortable and practical. Outside, the enclosed rear garden is a delight — offering a mix of patio and lawn, enjoying a sunny south-facing aspect, and benefiting from side access on both sides of the property. ?? With Plymouth City Centre within easy reach, local shops and amenities in Crownhill nearby, and Derriford Hospital just a short distance away, this really is a home that has everything in the right place. A rare find: a spacious, extended detached bungalow in the heart of Eggbuckland! NO CHAIN !!

Need A Mortgage?

**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
984 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.5 sq.m.) approx.
Made with Metropix ©2025



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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

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+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

