

Price £240,000



52 ORCHARD ROAD, BEACON PARK, PLYMOUTH, PL2 2QZ

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

FULL DESCRIPTION

Lawson are delighted to market this spacious semi detached 1930's family home, in the heart of Beacon Park. The property does require renovation and benefits from accommodation arranged over two flooring comprising, a PVCu double glazed front door leading to an entrance porch with a tiled floor and a ceiling light, a wooden inner door leads to the main hallway with carpeted stairs to the first-floor landing, under stair storage, window to the side elevation and a doorway into the sitting room.

The sitting room has a large bay window to the front elevation and a picture rail. A doorway leads into the breakfast room with a window to the side elevation, a wall mounted Valiant combination boiler, built in pantry cupboard, a window to the side elevation and a doorway leading into the dining room. The dining room has a window to the rear elevation, a living flame gas fire with a wooden surround, mantle and tiled hearth.

The kitchen is fitted with a range of base and eye level storage cupboards with post formed and roll top worksurfaces, an electric cooker point, one and a half bowl sink drain unit with a mixer tap and plumbing for a washing machine, pantry cupboard with shelving, tiled flooring and a doorway to the side into a lean-to porch leading to the rear garden.

From the entrance hall, carpeted stairs ascend to the first-floor landing with a window to the side elevation and built in storage cupboard with slated shelves.

Bedroom one is a spacious double with a bay window to the front elevation and picture rail. Bedroom two is a further double bedroom with a window to the rear elevation and recess storage. Bedroom three is a single room with a window to the front and picture rail.

The family bathroom is fitted with a matching 4-piece suite comprising, a panel enclosed bath with Triton electric shower unit over, low level WC, bidet, pedestal wash hand basin, full height tiling to all walls, loft hatch and window to the side rear elevation.

Externally, the front garden is hard landscaped and flagged for the ease of maintenance with a raised bed with mature shrubs. A double iron gate leading to a pathway leading to the rear garden. The rear garden is fully wall and fence enclosed, flagged for the ease of maintenance, raised beds and has a south easterly aspect.

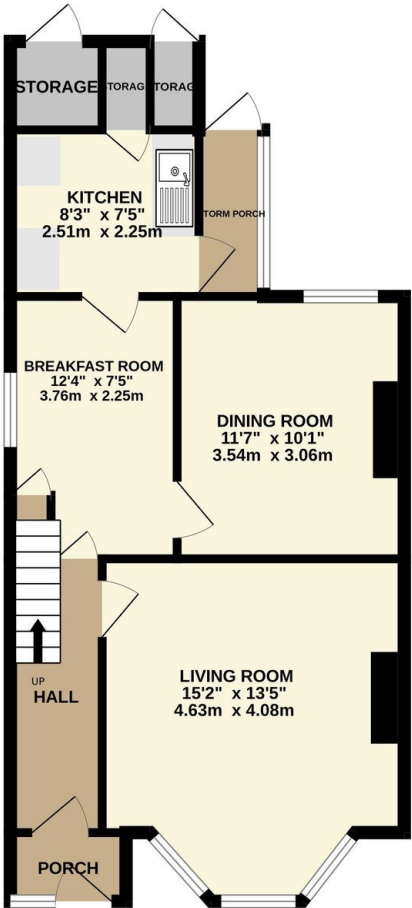
PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

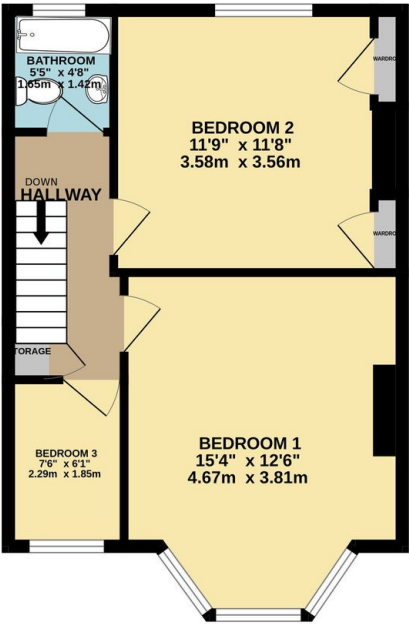


FLOOR PLAN

GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.2 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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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, electricity and mains drainage. Mobile coverage likely and broadband connection ADSL, FTTC and FTTP.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2024/2025 is £1,968.77 (by internet enquiry with Plymouth City Council). These details are subject to change

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2025.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

