

Price £267,500

LAWSON
Estate Agency...Only Better



19 CALSTOCK CLOSE, BEACON PARK, PLYMOUTH, PL2 3FE

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

FULL DESCRIPTION

Lawson are delighted to market this well maintained, modern terraced family home, in the Cherry Tree development on the Peverell/Beacon Park border. The property is a short walk from all local amenities, regular transport links, and excellent schooling. Benefiting from accommodation arranged over two floors comprising: an entrance hall with carpeted stairs to the first-floor landing and a doorway to the sitting room.

The sitting room has a window to the front elevation and a further doorway to the kitchen/dinner room. The kitchen/diner is fitted with a matching range of base and eye level storage units with post formed and roll top worksurfaces, sink drain unit with mixer tap and tiled splash backs, wall mounted combination boiler, electric oven, four burner gas hob and filter canopy, plumbing for a washing machine, wooden effect flooring, a window and French doors leading to the south facing rear garden, large built in under stair storage cupboard and space for a chest freezer.

From the main hallway, carpeted stairs ascend to the first-floor landing with a doorway to bedroom one. Bedroom one is a double room with a window to the front elevation and a doorway leading to the en-suite shower room; a matching white 3-piece suite comprising, an enclosed shower unit, low level WC, pedestal wash hand basin, a window to the front, tiled splash backs and extractor fan. Bedroom two is a further double with a window to the rear elevation and bedroom three is a large single with a window to the rear elevation overlooking the rear garden.

The family bathroom is fitted with a matching white 3-piece suite comprising, a low-level WC, pedestal wash hand basin, a panel enclosed bath with an extended tiling, folding glass screen and a drencher head shower head.

Externally, to the front of the property there is off road parking for one vehicle and scope to create an additional second space. To the rear of the property, the garden is fully fence enclosed and south facing with a large, flagged patio and steps leading down to a lower terrace and there is an outside tap.

The property has an estate charge of approximately £190 per annum and has the benefit of solar panels to the rear elevation.

UTILITIES

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

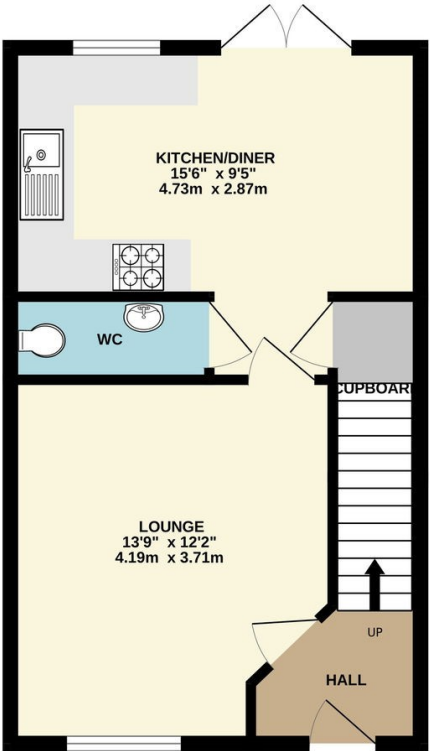
PLYMOUTH

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.

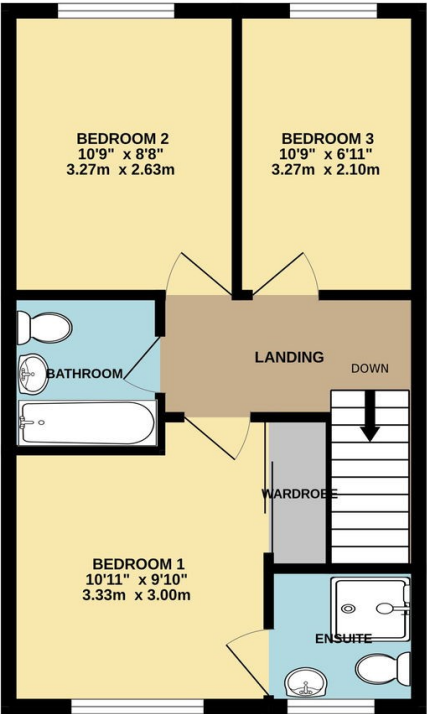


FLOOR PLAN

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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.

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 2025/2026 is £2,067.04 (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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

