



The Beeches



# The Beeches Bickleigh

Roborough, Plymouth, PL6 7AD

Plymouth 7 miles. Derriford Hospital approx. 4 miles. Tavistock approx. 11 miles.

A chain free, detached bungalow of generous proportions situated in a peaceful location a short distance from local amenities, Derriford Hospital & well regarded schools. A fantastic opportunity for those seeking a refurbishment project for a new family home.

- Detached Bungalow on Large Plot
- Two Reception Rooms
- Kitchen & Separate Utility Room
- Large Outbuilding/Workshop
- Freehold
- Refurbishment Opportunity
- Four Bedrooms
- Ample Off-Road Parking & Garage
- Council Tax Band E
- Chain Free

## Guide Price £550,000

Situated within a quite lane on the outskirts of Roborough and within easy commuting distance of Plymouth city centre and Derriford Hospital. Plymouth city centre has a range of shopping, schooling and leisure facilities along with its deep-water marina, regular ferry crossings to Northern France and Spain and a three-hour train service London Paddington train service.

'The Beeches' offers light, spacious and versatile space with all rooms of generous proportions and a wonderful opportunity for those wishing to put their own stamp on a new home. The property offers single storey, versatile accommodation with the additional scope and potential to extend (Subject to Planning Permission) due to being situated on a large plot of approx.0.5 acre. External benefits include parking for multiple vehicles, outbuildings, front driveway and garage. The garden is mainly laid to lawn.

Mains electric & water. Private Drainage. Air Source heat Pump & Open Log Fire. Solar Panels with quarterly feed tariff.

Based on the latest data available at Ofcom Superfast broadband and mobile coverage from EE, O2 & Vodafone are available at the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>84</b>	<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

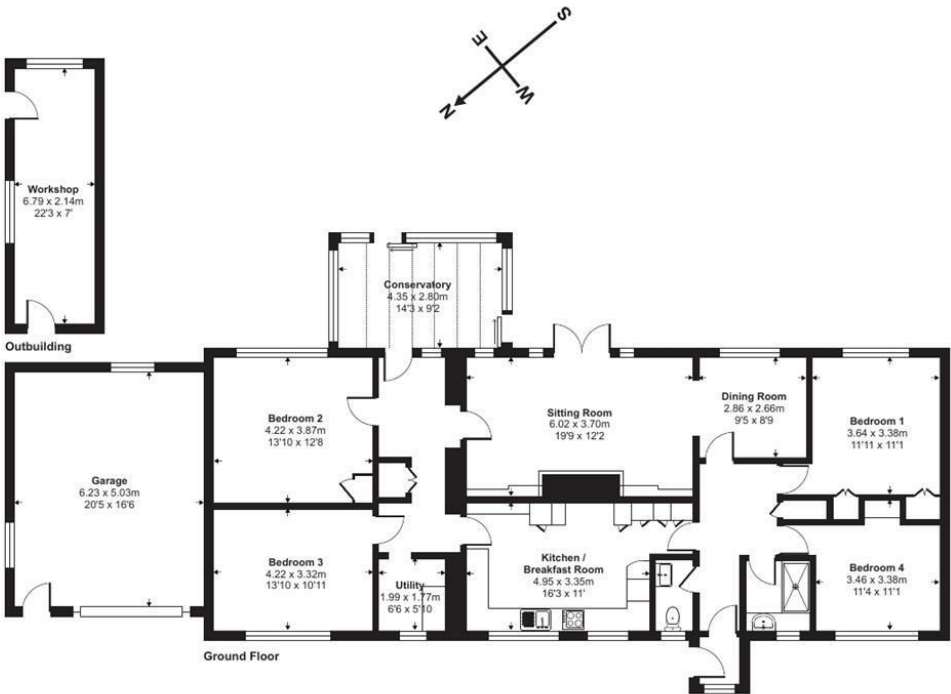
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Approximate Area = 1662 sq ft / 154.5 sq m  
Garage = 337 sq ft / 31.3 sq m  
Outbuilding = 156 sq ft / 14.4 sq m  
Total = 2155 sq ft / 200.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Stags. REF: 1280230



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