

Contact us

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Website
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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:
02/D/24 5416

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £50 plus VAT. Please contact us on (01752) 514500 to book your appointment.

Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH
HOMES ESTATE AGENTS



TWO BEDROOMS
SEMI DETACHED BUNGALOW
CUL DE SAC LOCATION
NO ONWARD CHAIN
GAS CENTRAL HEATING
ATTRACTIVE GARDENS

**34 Dovedale Road, Beacon Park,
Plymouth, PL2 2RS**

We feel you may buy this property because...
'This semi detached bungalow is positioned in a cul de sac location and has a good size kitchen/dining room and 56' rear garden'

£230,000

www.plymouthhomes.co.uk

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Number of Bedrooms
Two Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Front And Rear Gardens

Council Tax Band
B

Council Tax Cost 2024/2025
Full Cost: £1,722.68
Single Person: £1,292.01

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: Nil
Second Home or Investment Property: £6,900

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location
///liability.eagle.boil

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Low Risk

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 100Mbps

Introducing...

This well presented semi detached bungalow has a particularly attractive 56' rear garden. The accommodation comprises: entrance hall, lounge, good size kitchen/dining room, two bedrooms and a shower room. Externally the property has well tended gardens to the front and rear. With double glazing and gas central heating, Plymouth Homes highly recommend this desirable home.

The Accommodation Comprises...

GROUND FLOOR

Double glazed entrance door opening to:

ENTRANCE HALL

Radiator, dado rail, access to the loft.

LOUNGE

4.25m (13'11") into bay x 3.44m (11'4")

Double glazed bay window to the front, coal effect gas fire, radiator.

KITCHEN/DINING ROOM

6.34m (20'9") x 3.41m (11'2")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, gas point for cooker, double glazed windows to the side and rear, radiator, tiled splashbacks, concealed gas combination boiler, uPVC double glazed door to the garden.

BEDROOM 1

3.65m (12') into bay x 3.41m (11'2")

Double glazed bay window to the front, two built-in double wardrobes, radiator, coved ceiling.

BEDROOM 2

3.60m (11'10") x 2.83m (9'3")

Double glazed window to the rear, radiator, coved ceiling.



SHOWER ROOM

Suite comprising a tiled double shower cubicle, pedestal wash hand basin, low-level WC, heated towel rail, tiled splashbacks, frosted double glazed window to the rear.

OUTSIDE

FRONT

Well tended garden with shrub borders, path to the front door.

REAR

17.0m (56') x 9.4m (31')

Attractive rear garden, well tended and skilfully landscaped. The garden is mainly laid to lawn with well stocked borders and two gravelled seating areas, plastic garden shed, arched arbour, established shrubs and bushes, access to the front of the property.

Floor Plan...

