

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

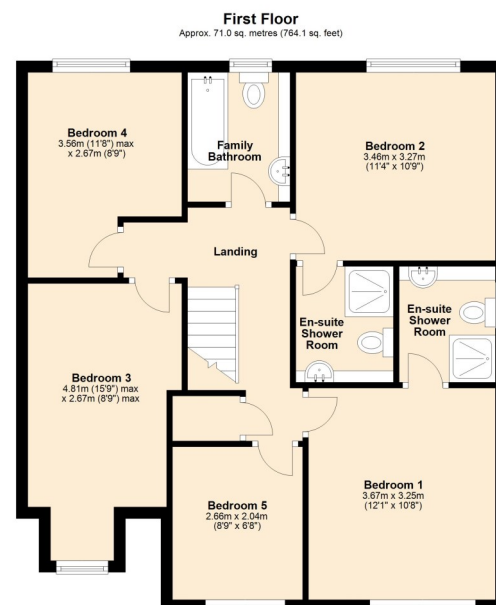
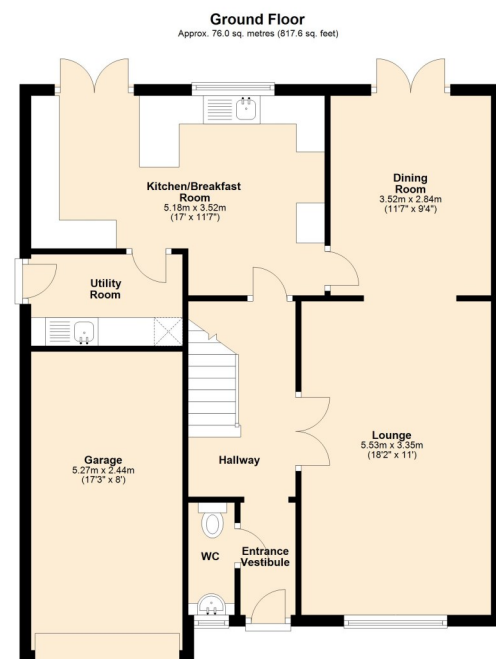
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

15/1/23 5294



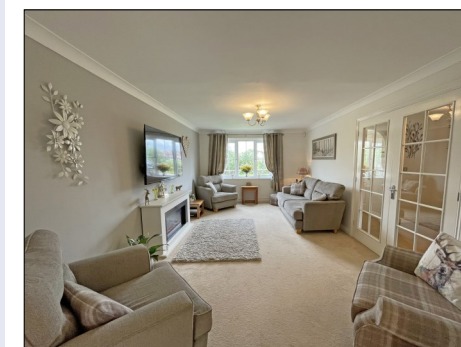
Further Information...

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.

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		

EU Directive 2002/91/EC
England, Scotland & Wales

PLYMOUTH HOMES ESTATE AGENTS



**32 Llantillio Drive, Beacon Park,
Plymouth, PL2 3RX**

- FIVE BEDROOMS**
- MODERN HOME**
- BEAUTIFUL PRESENTATION**
- MATURE GARDENS**
- THREE BATH/SHOWER ROOMS**
- DRIVEWAY & GARAGE**

We feel you may buy this property because...

'This immaculately presented large detached family home is positioned in an enviable position towards the head of a cul de sac and overlooking playing fields to the front.'

**Offers In Excess Of
£475,000**

www.plymouthhomes.co.uk

Number of Bedrooms

Five Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Private Driveway and Garage

Outside Space

Front and Rear Gardens

Council Tax Band

E

Council Tax Cost 2024/2025

Full Cost: £2,707.06

Single Person: £2,030.30

Stamp Duty Liability

First Time Buyer: £2,500

Main Residence: £11,250

Second Home or Investment

Property: £25,500

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

What3words Location

///rent.pocket.spirit

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

This beautifully presented modern home is positioned towards the head of a cul de sac, with houses on only one side of the road that overlook playing fields to the front. The spacious accommodation comprises: entrance vestibule opening to a good size hallway, downstairs wc, large lounge opening to a dining room, impressive kitchen/breakfast room, utility room, landing, five bedrooms (of which four are doubles), two en-suite shower rooms and a family bathroom. Externally the property has impressive mature gardens to the front and rear, whilst parking is provided by a driveway leading to the garage with an additional gravelled parking area. Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

Entrance door opening to:

ENTRANCE VESTIBULE

Radiator, opening to:

HALLWAY

Wooden floor, stairs to the first floor landing with an under-stairs storage alcove.

CLOAKROOM

Frosted double glazed window to the front, vanity wash hand basin, low-level WC, tiled splashback, radiator, ceramic tiled floor.

LOUNGE

5.53m (18'2") x 3.35m (11')

Double glazed window to the front with a good open view, radiator, coved ceiling, open plan to:

DINING ROOM

3.52m (11'7") x 2.83m (9'4")

Radiator, coved ceiling, double glazed double doors to the garden.

KITCHEN/BREAKFAST ROOM

5.18m (17') x 3.52m (11'7")

Fitted with a matching range of base and eye level units with worktop space above, breakfast bar, wine rack, stainless steel sink unit with a single drainer and mixer tap, plumbing for dishwasher, space for an American style fridge/freezer, gas point for a range style cooker with a feature cooker hood above, double glazed window to the rear, radiator, ceramic tiled floor, tiled splashbacks, double glazed double doors opening to the rear garden, door to:

UTILITY ROOM

Fitted with matching units, stainless steel sink unit with a single drainer, plumbing for a washing machine, space for a tumble dryer, ceramic tiled floor, wall mounted gas boiler, tiled splashbacks, extractor fan, part glazed door to the side.



FIRST FLOOR

LANDING

Radiator, access to the loft, airing cupboard housing the hot water cylinder.

BEDROOM 1

3.67m (12'1") x 3.25m (10'8")

Double glazed window to the front with a good open view, radiator, door to:

EN-SUITE SHOWER ROOM

Replacement suite comprising a tiled shower cubicle with an overhead rain shower head and an additional adjustable height shower head, vanity wash hand basin, low-level WC, extractor fan, shaver point, part tiled walls, shaver point, frosted double glazed window to the side, radiator.

BEDROOM 2

3.46m (11'4") x 3.27m (10'9")

Double glazed window to the rear, radiator, door to:

EN-SUITE SHOWER ROOM

Suite comprising a tiled shower cubicle, vanity wash hand basin, low-level WC, extractor fan, shaver point, part tiled walls, radiator.

BEDROOM 3

4.81m (15'9") max x 2.67m (8'9") max

Double glazed window to the front with an open view, radiator.

BEDROOM 4

3.56m (11'8") max x 2.67m (8'9")

Double glazed window to the rear, radiator.

BEDROOM 5

2.66m (8'9") x 2.04m (6'8")

Double glazed window to the front with a good open view, radiator.



FAMILY BATHROOM

FAMILY BATHROOM

Suite comprising a panelled bath with hand shower attachment, vanity wash hand basin, low-level WC, tiled splashbacks, extractor fan, shaver point, frosted double glazed window to the rear, radiator.

OUTSIDE

FRONT

Well presented lawned front garden with inset roses and a front display border, driveway to garage, additional gravelled parking area, path to side giving access to the rear garden, covered entrance with outside light.

GARAGE

5.27m (17'3") x 2.44m (8')

With power and light connected, up and over vehicular door.

REAR

15.2m (50') x 10.0m (33')

Attractive south westerly facing rear garden, mainly laid to lawn with established borders, enclosed by fence panelling with a wide side access to the front, good size decked area, paved patio area, feature rose adorned central walkway leading to a circular plant adorned arbour, range of mature shrubs, bushes and trees, outside water tap.

AGENTS NOTE

We're informed by the owners that the road in front of the property (Llantillio Drive) has not been adopted by the council and is still in the ownership of Barratt Homes who built the estate in 2007. Barratt Homes are still responsible for maintaining the road and the grass verge opposite but at no additional cost to the residents.

We recommend that potential purchasers inform their mortgage company and legal advisor of this detail prior to commencing a purchase.

