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**Opening Hours**

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

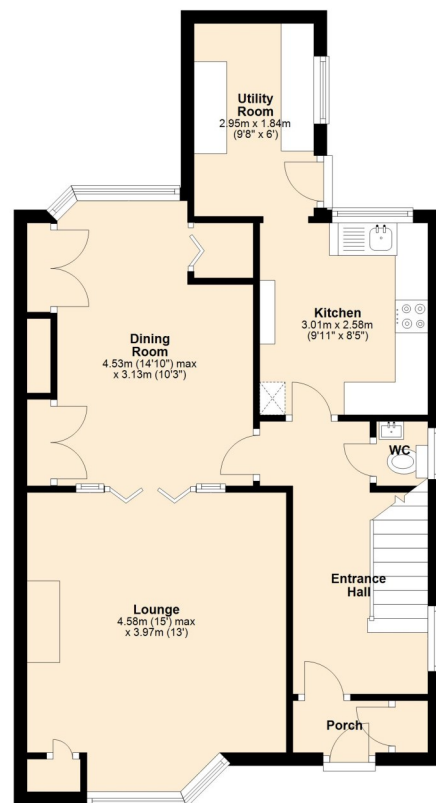
(Central Plymouth Office Only)

**Our Property Reference:**

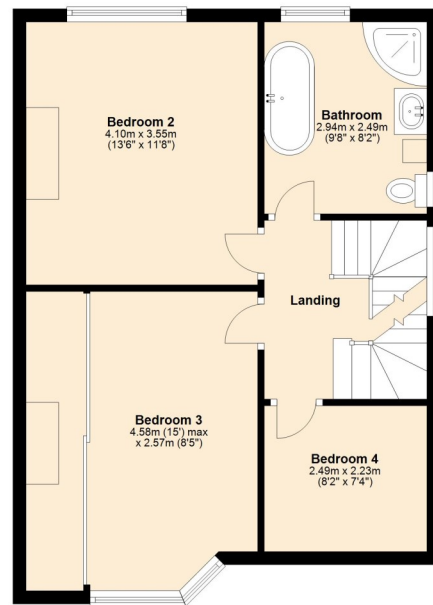
**17/D/24 5432**



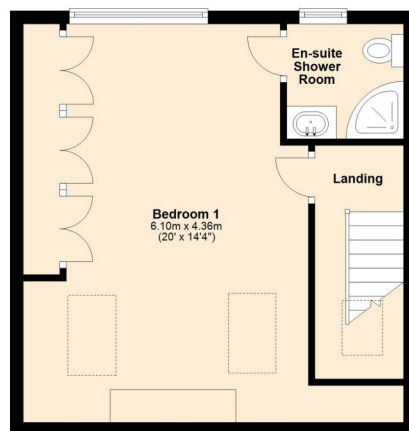
**Ground Floor**  
Approx. 88.5 sq. metres (629.5 sq. feet)



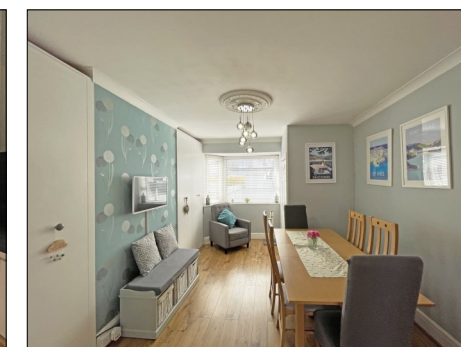
**First Floor**  
Approx. 51.4 sq. metres (552.7 sq. feet)



**Second Floor**  
Approx. 35.5 sq. metres (382.4 sq. feet)



PLYMOUTH  
**HOMES** ESTATE AGENTS



**7 Beechcroft Road, Beacon Park,  
Plymouth, PL2 3JY**

- FOUR BEDROOMS**
- ENSUITE SHOWER ROOM**
- WELL PRESENTED**
- ACCOMMODATION**
- ATTRACTIVE GARDEN**
- LOFT CONVERSION**
- IMPRESSIVE BATHROOM**

*We feel you may buy this property because...*  
'This impressive extended family home offers spacious and well presented accommodation with an attractive enclosed rear garden.'

**£350,000**

**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) <b>A</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, Scotland & Wales		

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

**Number of Bedrooms**

Four 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**

C

**Council Tax Cost 2024/2025**

Full Cost: £1,968.77

Single Person: £1,476.58

**Stamp Duty Liability**

First Time Buyer: Nil

Main Residence: £5,000

Second Home or Investment

Property: £15,500

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

**What3words Location**

///bubble.late.noises

**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 well presented and extended family home benefits from a loft conversion and additional utility room to the ground floor. The spacious accommodation comprises: entrance porch, hallway, lounge, dining room, kitchen, utility room, wc, four bedrooms, ensuite shower room and a large family bathroom. Externally the property has attractive gardens, with the rear garden offering extensive paving and a composite deck seating area. Offering spacious family accommodation, Plymouth Homes highly recommend this desirable family home.

**The Accommodation Comprises...****GROUND FLOOR**

Composite part glazed entrance door opening to:

**ENTRANCE PORCH**

Tiled floor, cloaks cupboard, glazed door opening to:

**ENTRANCE HALL**

Frosted double glazed window to the side, radiator, decorative coved ceiling, stairs to the first floor landing with an under-stairs storage cupboard.

**DINING ROOM****4.53m (14'10") max x 3.13m (10'3")**

Double glazed window to the rear, radiator, coved ceiling, three storage cupboards, folding doors to:

**LOUNGE****4.58m (15') max x 3.97m (13')**

Double glazed windows to the front, coal effect gas fire set in a feature surround with hearth, radiator, coved ceiling, television recess with crafted shelves and storage cupboards to the chimney alcoves, window seat with storage.

**KITCHEN****3.01m (9'11") x 2.58m (8'5")**

Fitted with a matching range of base and eye level units with worktop space above, wine rack, stainless steel sink unit with a single drainer and mixer tap, integrated slimline dishwasher, electric double oven with a four ring gas hob and feature cooker hood above, double glazed window to the rear, coved ceiling, tiled splashbacks, opening to:

**UTILITY ROOM****2.95m (9'8") x 1.84m (6')**

Space for an American style fridge/freezer, slimline dishwasher, washing machine, tumble dryer, double glazed window to the side, coved ceiling, part glazed door to the garden.

**WC**

Frosted double glazed window to the side, wash hand basin, low-level WC, tiled walls, radiator, recessed spotlights.

**FIRST FLOOR****LANDING**

Frosted double glazed window to the side, coved ceiling, stairs to the second floor landing.

**BEDROOM 2****4.10m (13'6") x 3.55m (11'8")**

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

**BEDROOM 3****4.58m (15') max x 2.57m (8'5")**

Double glazed window to the front, radiator, picture rail, extensive mirror fronted built in wardrobes.

**BEDROOM 4****2.49m (8'2") x 2.23m (7'4")**

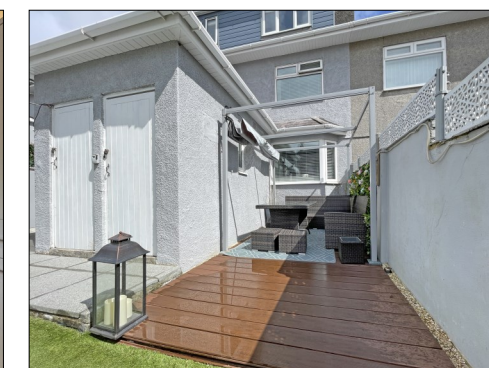
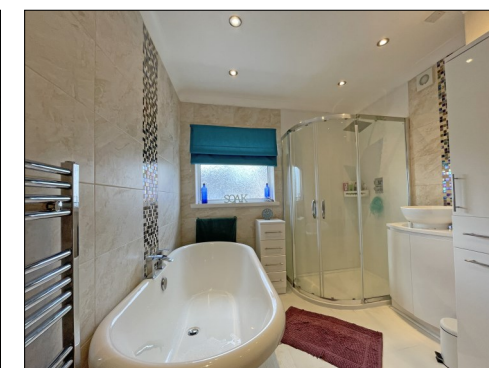
Radiator, picture rail, coved ceiling.

**BATHROOM**

Impressive bathroom suite comprising a freestanding claw footed double ended bath, vanity wash hand basin, double quadrant shower enclosure, low-level WC, tiled walls, heated towel rail, extractor fan, frosted double glazed windows to the side and rear, coved ceiling, recessed spotlights.

**SECOND FLOOR****LANDING**

Skylight window, display shelf.

**BEDROOM 1****6.10m (20') x 4.36m (14'4")**

Large master bedroom suite with a window to the rear, two additional skylight windows, six door built-in wardrobe, radiator, recessed spotlights, door to:

**EN-SUITE SHOWER ROOM**

Modern suite comprising a shower enclosure, vanity wash hand basin, low-level WC, heated towel rail, extractor fan, tiled splashback, frosted double glazed window to the rear, recessed spotlights.

**OUTSIDE****FRONT**

Paved front garden with a low wall, path to the front door.

**REAR**

Attractive south west facing rear garden, enclosed by a rendered wall with side access gate, extensive paving with a composite decked seating and entertaining area, area of artificial lawn, three brick sheds (one with power and another housing the combination boiler), outside water tap, outside light.