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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

10/E/24 5451

Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



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.

POPULAR LOCATION
THREE DOUBLE BEDROOMS
TWO RECEPTIONS
CONSERVATORY
SOUTHERLY FACING GARDEN
GAS CENTRAL HEATING

**198 Beacon Park Road, Beacon Park,
Plymouth, PL2 2QT**

We feel you may buy this property because...
'Of the spacious accommodation, southerly facing garden and popular residential location.'

Guide Price
£270,000 - £280,000

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

Number of Bedrooms

Three Double Bedrooms

Property Construction

Solid Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

South Facing Garden

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: £1,500

Second Home or Investment

Property: £9,900

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

What3words Location

///parade.marked.hobby

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

This deceptively spacious, semi-detached home is located within the popular residential location of Beacon Park and lies close to popular schools. Internally the property offers: bay fronted lounge, dining room, conservatory, modern kitchen, utility, three double bedrooms and a modern shower room. Further benefits include double glazing, central heating and externally there is a southerly facing and enclosed rear garden.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a glazed entrance door opening into the porch.

PORCH

With obscure double-glazed windows, tiled flooring, door opening into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing with under-stairs storage cupboards, one housing the wall mounted boiler serving the heating system and domestic hot water, door into the lounge.

LOUNGE

4.51m (14'10") max x 3.92m (12'10")

With double glazed bay window to the front, coal effect electric fire set within a feature surround, radiator, decorative coving to ceiling with ceiling rose, open plan into the dining area.

DINING AREA

3.92m (12'10") x 3.05m (10')

With radiator, decorative coving to ceiling with ceiling rose, door to the entrance hall and double doors into the conservatory.

CONSERVATORY

3.32m (10'11") x 2.67m (8'9")

With double glazed windows overlooking the garden, light, sliding patio doors to the rear.

KITCHEN

2.80m (9'2") x 2.60m (8'6")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, integrated wine cooler, fitted eye level electric oven, four



ring gas hob with stainless steel cooker hood above, double glazed window to the rear, wood effect laminate flooring, recessed ceiling spotlights, open plan into the utility.

UTILITY

2.05m (6'9") x 1.61m (5'3")

Fitted with a matching range of base and eye level units with worktop space above, spaces for fridge/freezer, washing machine and tumble dryer, double glazed window to the side, door to the garden.

FIRST FLOOR

LANDING

With double glazed window to the side and access to the loft space.

BEDROOM 1

3.92m (12'10") x 3.91m (12'10")

A lovely sized double bedroom with double glazed bay window to the front, radiator, picture rail, coving to ceiling.

BEDROOM 2

3.92m (12'10") x 3.05m (10')

A second double bedroom with double glazed window to the rear with partial views of Plymouth Sound in the distance, built in wardrobe into alcove, picture rail.

BEDROOM 3

2.84m (9'4") x 2.60m (8'6")

A third double bedroom with double glazed window to the rear, radiator, picture rail.

SHOWER ROOM

1.98m (6'6") x 1.73m (5'8")

Fitted with a three-piece suite comprising cubicle with fitted rainfall shower above and separate hand shower attachment, vanity wash hand basin with cupboard storage below, low-level WC, chrome radiator/towel rail, extractor fan, wall mounted mirror with inset lighting, tiled surround, obscure double-glazed window to the front, wood effect laminate flooring, recessed ceiling spotlights.

OUTSIDE:

FRONT

The front of the property is approached via a gate and pathway leading to the main entrance and a small garden area.

REAR

The rear of the property opens to a southerly facing garden measuring **11.87m (38'11") in length x 6.81m (22'4") in width**. The garden comprises lawn, paved and gravelled areas with raised borders and enclosed by wall and fencing. To the side a gate and pathway leads to the front.

AGENT'S NOTE

The vendors were in the process of decorating the entrance hallway and landing but have suspended the works due to the house going on the market. They've left works unfinished in case new owners decide to complete the decor in a different fashion.

