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Opening Hours

Monday - Friday
 9.15am—5.30pm

Saturday

9.00am—4.00pm

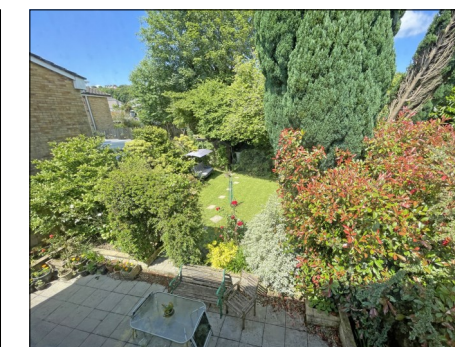
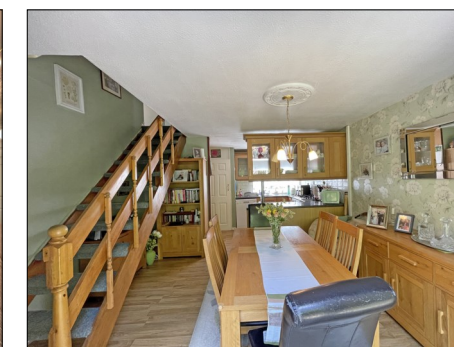
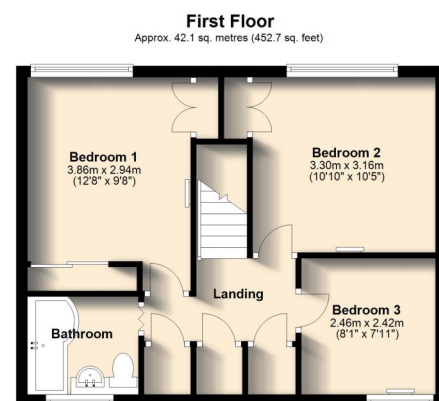
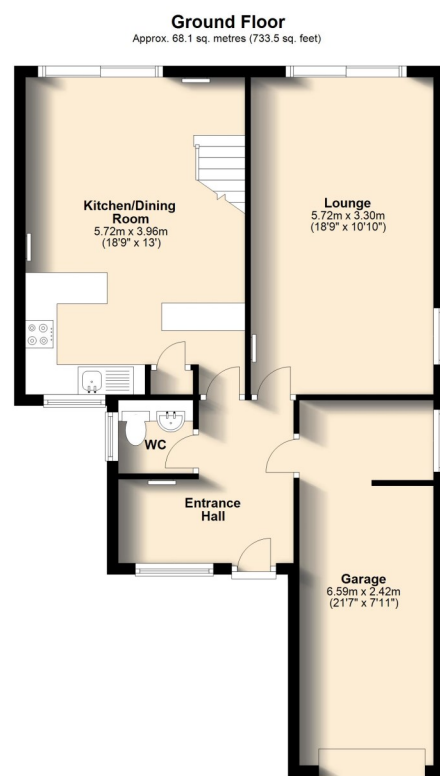
(Central Plymouth Office Only)

Our Property Reference:

19/F/24 5484



Floor Plans...



**113 Beaumaris Road, Hartley Vale,
 Plymouth, PL3 5SD**

- POPULAR LOCATION**
- THREE BEDROOMS**
- TWO RECEPTIONS**
- DOWNSTAIRS WC**
- LOVELY REAR GARDEN**
- PRIVATE DRIVE & GARAGE**

We feel you may buy this property because...
 'Of the popular residential location, well-proportioned accommodation and the lovely rear garden.'

**Offers In Excess Of
 £325,000**

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Number of Bedrooms

Three Bedrooms

Property Construction

Timber Frame Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Private Driveway and Garage

Outside Space

Spacious Lawned Garden

Council Tax Band

D

Council Tax Cost 2024/2025

Full Cost: £2,214.87

Single Person: £1,661.15

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £3,750

Second Home or Investment
Property: £20,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

What3words Location

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Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

High Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

This lovely, detached home enjoys well-proportioned accommodation and a lovely, private established garden. Internally the accommodation offers: entrance hall, downstairs wc, spacious lounge, kitchen/dining room, three good sized bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is a private driveway which leads to a larger than average garage. Plymouth Homes advise an early viewing to fully appreciate this lovely, detached home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

A lovely sized entrance hall with double glazed window to the front, radiator, wood effect flooring, internal door into the garage, doors to the downstairs wc, lounge and kitchen/dining room.

DOWNSTAIRS WC

With obscure double-glazed window to the side and fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, tiled flooring.

LOUNGE

5.72m (18'9") x 3.30m (10'10")

A lovely spacious lounge with double glazed window to the side, radiator, coving to ceiling, coal effect electric fire set within a feature surround, patio door onto the garden, door into the kitchen/dining room.

KITCHEN/DINING ROOM

5.72m (18'9") x 3.96m (13')

Fitted with a matching range of base and eye level units with worktop space above, glazed display units, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, integrated fridge, space for dishwasher, fitted double oven and four ring gas hob with cooker hood above, space for dining table and chairs, double glazed window to the front, built in meter/storage cupboard, two radiators, wood effect flooring, stairs rising to the first floor landing with under-stairs recess, double glazed patio door opening onto the rear garden, door to the entrance hall.



FIRST FLOOR

LANDING

With access to the loft space, three built in storage cupboards, one housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 1

3.86m (12'8") x 2.94m (9'8")

A double bedroom with double glazed window to the rear overlooking the garden, built in wardrobes, radiator.

BEDROOM 2

3.30m (10'10") x 3.16m (10'5")

A second double bedroom with double glazed window to the rear overlooking the garden, built in wardrobe, radiator.

BEDROOM 3

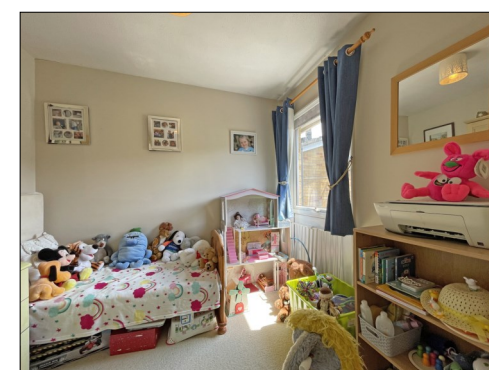
2.46m (8'1") x 2.42m (7'11")

A good sized third bedroom with double glazed window to the front, radiator.

BATHROOM

2.00m (6'7") x 1.77m (5'10")

Fitted with a three-piece suite comprising panelled bath with rainfall shower above and separate hand shower attachment, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, obscure double-glazed window to the front, tiled flooring, recessed ceiling spotlights.



OUTSIDE:

FRONT

The front of the property is approached via a private driveway measuring **9.08m (29'9")**, leading to the garage, pathway to the main entrance and lawned garden area with hedged border and mature tree. To the left side of the house a pathway and gate leads to the rear garden.

REAR

The rear opens to a lovely, private and well-maintained garden with established flower borders and mature trees. Adjoining the house is a paved seating area which leads to a lawned garden area with fishpond. At the far end of the garden there is a timber garden shed and the garden backs onto a stream.

GARAGE

6.59m (21'7") x 2.42m (7'11")

A larger than average garage which also incorporates a utility area with plumbing. There is a window to the side, up and over garage door to the driveway, lighting and power points.

AGENT'S NOTE

We're informed the current owner added the front porch in 2013 and the works were undertaken with building regulation approval.

This will be verified by the purchasers legal advisor during the conveyancing process.