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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

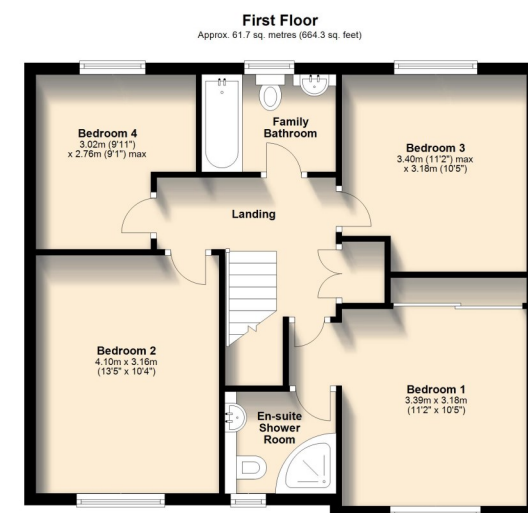
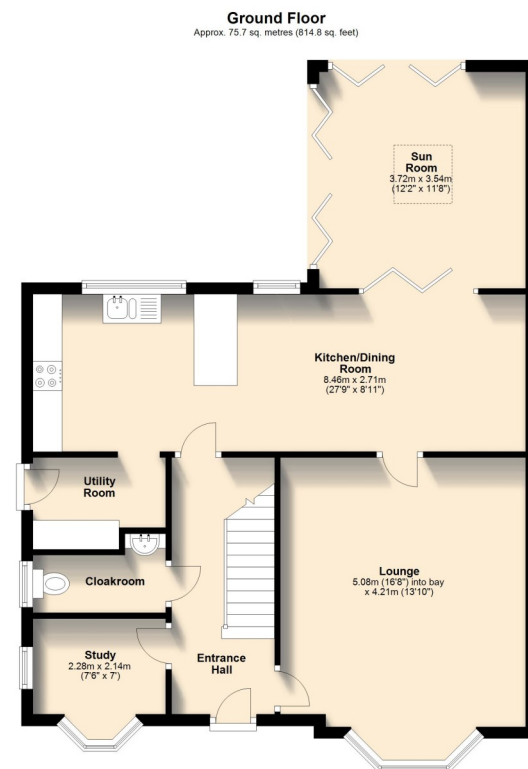
(Central Plymouth Office Only)

Our Property Reference:

03/G/24 5492



Floor Plans...



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
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Draft Details – Not Approved & Subject To Change



FOUR BEDROOMS
EN-SUITE SHOWER ROOM
SUN ROOM EXTENSION
DRIVEWAY AND GARAGE
IMMACULATE PRESENTATION
STUDY AND UTILITY

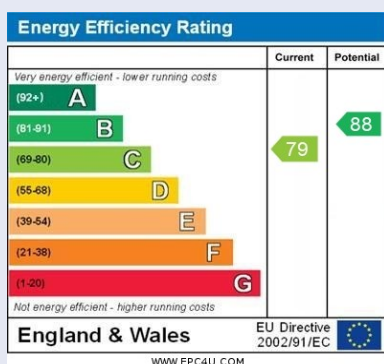
**34 Llantillio Drive, Beacon Park,
Plymouth, PL2 3RX**

We feel you may buy this property because...

'Positioned towards the head of a cul de sac, this beautiful modern family home offers good size accommodation and an enclosed 46' west facing garden'

£500,000

www.plymouthhomes.co.uk



Number of Bedrooms

Four Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

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: £3,750

Main Residence: £12,500

Second Home or Investment

Property: £27,500

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

What3words Location

///natively.richer.hired

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 immaculately presented detached modern home has been extended to offer a superb sun room with bi-fold opening doors over looking the rear garden. The well proportioned accommodation comprises: entrance hall, lounge, kitchen/dining room, study, sun room, utility, downstairs cloakroom, 4 good size bedrooms, en-suite shower room and a family bathroom. Externally the property has a 46' west facing rear garden and driveway, with additional parking, leading to a single garage. Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

Composite entrance door opening to:

ENTRANCE HALL

Radiator, ceramic tiled floor, coved ceiling, stairs to the first floor landing with an under-stairs storage cupboard.

LOUNGE

5.08m (16'8") into bay x 4.21m (13'10")

Double glazed bay window to the front, two radiators, coved ceiling.

KITCHEN/DINING ROOM

8.46m (27'9") x 2.71m (8'11")

Fitted with a matching range of modern high gloss base and eye level units with worktop space above, 1+1/2 bowl Franke composite sink unit with a single drainer and mixer tap, integrated dishwasher, electric Bosch oven with a four ring gas hob and cooker hood above, two double glazed windows to the rear, radiator, tiled splashbacks, sliding bi-fold doors to:

SUN ROOM

3.72m (12'2") x 3.54m (11'8")

Impressive addition to the house with a central ceiling lantern skylight, radiator, ceramic tiled floor, coved ceiling with recessed spotlights, feature fully retractable bi-fold doors opening the full length of two walls.

UTILITY ROOM

Work surfaces and eye level units, plumbing for washing machine, space for fridge/freezer and tumble dryer, radiator, wall mounted gas boiler, tiled splashbacks, part glazed door to the side.



CLOAKROOM

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

STUDY

2.28m (7'6") x 2.14m (7')

Double glazed bay window to the front and a further double glazed window to the side, radiator, ceramic tiled floor.

FIRST FLOOR

LANDING

Access to the loft with a retractable ladder, airing cupboard housing the hot water cylinder.

BEDROOM 1

3.39m (11'2") x 3.18m (10'5")

Double glazed window to the front, built-in triple wardrobe, radiator.

EN-SUITE SHOWER ROOM

Suite comprising a quadrant tiled shower cubicle, vanity wash hand basin, low-level WC, extractor fan, shaver point, part tiled walls, frosted double glazed window to the front, tiled floor, storage cupboards.

BEDROOM 2

4.10m (13'5") x 3.16m (10'4")

Double glazed window to the front, fitted mirror fronted wardrobes, radiator.

BEDROOM 3

3.40m (11'2") max x 3.18m (10'5")

Double glazed window to the rear, fitted mirror fronted wardrobes, radiator.

BEDROOM 4

3.02m (9'11") x 2.76m (9'1") max

Double glazed window to the rear, radiator.

FAMILY BATHROOM

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

OUTSIDE

FRONT

Lawned front garden with a path to the front door, driveway to garage, additional brick paved parking area, gate to the side.

GARAGE

5.33m (17'6") x 2.74m (9'0")

Up and over vehicular door, power and light connected, vaulted ceiling with storage space.

REAR

14.0m (46') x 12.5m (41')

Impressive rear garden with extensive porcelain tiled seating areas with a large patio area adjoining the sun room, area of well tended lawn, raised display bed with sleepers, outside water tap, a gravelled area ideal for planters, gate to the front. Remote controlled sun blind/awning.

