

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

North Plymouth and
Residential Lettings Office

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

02/J/24 5554



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
HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



THREE BEDROOMS
EXTENDED HOME
EN-SUITE SHOWER ROOM
DOUBLE LENGTH GARAGE
LARGE KITCHEN
MODERNISATION POTENTIAL
SOUGHT AFTER LOCATION

**72 Beaumaris Road, Hartley Vale
Plymouth, PL3 5RZ**

We feel you may buy this property because...
'This extended family home is positioned in a sought-after location and offers fantastic potential for modernisation and updating'.

£285,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		84
B	(69-80)		
C	(55-68)		
D	(39-54)	67	
E	(21-38)		
F	(1-20)		
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

TBC

Parking

Driveway and Double Garage

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: £1,750

Second Home or Investment

Property: £16,000

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

///mass.recent.pine

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

This extended semi detached home is positioned in a sought after residential area and is offered for sale requiring some updating and modernisation. The accommodation comprises: entrance hall, lounge, sitting/dining room, extended kitchen, landing, three bedrooms, en-suite shower room and a family bathroom. Externally the property has a brick paved driveway leading to a double length garage and a small enclosed garden to the rear. Requiring updating and offered for sale with no onward chain, Plymouth Homes recommend this good size family home.

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

uPVC double glazed entrance door opening to:

PORCH

Frosted double glazed windows to the front and side, door to:

ENTRANCE HALL

Radiator, coved ceiling, stairs to the first floor landing with an under-stairs storage cupboard, door to:

LOUNGE**4.27m (14') x 3.40m (11'2")**

Full height double glazed window to the front, coal effect gas fire set in a wooden surround with a marble effect inset and hearth, radiator, coved ceiling, sliding doors to:

DINING AREA**2.88m (9'6") x 2.79m (9'2")**

Radiator, coved ceiling, open plan to:

SITTING AREA**2.84m (9'4") x 2.42m (7'11")**

Coved ceiling, patio doors to the garden, door to:

KITCHEN**5.64m (18'6") x 2.42m (7'11") max**

Fitted with a matching range of base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated fridge/freezer, plumbing for washing machine, fitted electric double oven with a four ring gas hob and cooker hood above, double glazed window to the rear, tiled splashbacks, door to the garage.

**FIRST FLOOR****LANDING**

Double glazed window to the side, access to the loft, boiler cupboard housing the wall mounted gas combination boiler.

BEDROOM 1**6.02m (19'9") x 3.28m (10'9") max**

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

EN-SUITE SHOWER ROOM

Suite comprising a double quadrant shower cubicle, vanity wash hand basin, low-level WC, heated towel rail, tiled walls, frosted double glazed window to the rear.

BEDROOM 2**3.96m (13') x 3.28m (10'9")**

Double glazed window to the front, radiator, coved ceiling.

BEDROOM 3**2.31m (7'7") x 1.97m (6'5")**

Double glazed window to the front, radiator, coved ceiling.

BATHROOM

Suite comprising a panelled bath with a shower attachment and screen, vanity wash hand basin, low-level WC, tiled walls, heated towel rail, frosted double glazed window to the side.

**OUTSIDE****FRONT**

To the front is an area lawn with a brick paved driveway leading to garage.

GARAGE**9.91m (32'6") x 2.30m (7'7")**

Double length tandem garage with a frosted window to side, up and over vehicular door, uPVC double glazed frosted door to the rear garden.

REAR**6.1m (20') x 5.5m (18')**

Enclosed rear garden, laid to lawn with established shrub borders, paved patio, outside water tap, door to the garage.