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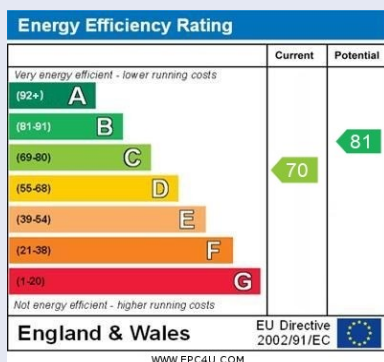
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Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
30/D/25 5704



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



SEMI DETACHED HOUSE
BEAUTIFULLY PRESENTED
THREE BEDROOMS
LARGE FAMILY BATHROOM
THOUGHTFULLY EXTENDED
OFF ROAD PARKING

**40 Beacon Down Avenue, Beacon Park,
Plymouth, PL2 2RU**

We feel you may buy this property because...
'Of the beautiful and spacious living accommodation on offer.'

£365,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
Driveway

Outside Space
Rear Garden

Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: £3,250
Main Residence: £8,250
Second Home or Investment
Property: £26,500

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

Title Plan Guideline



Introducing...

Plymouth Homes are delighted to present to the market this most beautifully presented and extended family home. The property has undergone an extensive course of renovation and refurbishment and is a real credit to it’s current owners. In brief, the property comprises entrance hall, bay front living room, kitchen/diner, utility room and a downstairs shower room. Stairs rise to the first floor where there are three bedrooms, and a beautiful, extended family bathroom. Externally there is a lovely enclosed rear garden and driveway for 2-3 vehicles as well as a workshop (formerly a garage). Further benefits include double glazing and gas central heating. Plymouth Homes highly recommend an internal inspection of this beautiful family home to appreciate all it has to offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, picture rail, window to the side, stairs rising to the first-floor landing, understairs work area with recess.

LIVING ROOM

4.47m (14'8") x 3.82m (12'6")

A lovely reception room with double glazed bay window to the front, feature log burner set into the chimney recess, radiator, decorative picture rail, coving to ceiling, sliding doors into kitchen/diner.

KITCHEN/DINER

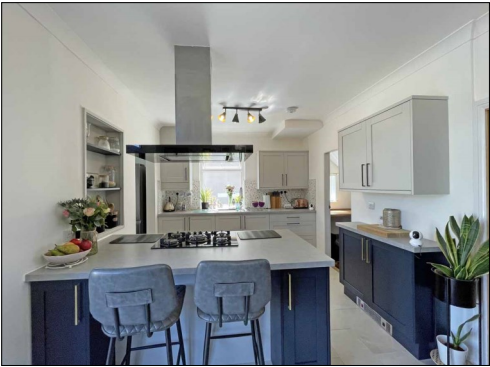
5.68m (18'8") x 2.97m (9'9")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, breakfast bar with built in hob and under counter twin ovens, double glazed window to the side, radiator, tiled flooring, coving to ceiling, uPVC double glazed doors leading to the rear garden, opening into the utility room.

UTILITY ROOM

2.63m (8'8") x 1.76m (5'9")

Fitted with a matching range of base and eye level units with worktop space over, built-in slimline dishwasher, integrated washing machine and tumble dryer, space for fridge/freezer, window to the side, radiator, door opening into the downstairs shower room, uPVC double glazed door leading to rear garden.



DOWNSTAIRS SHOWER ROOM

2.63m (8'8") x 0.90m (2'11")

Fitted with a three piece suite comprising tiled shower cubicle with fitted shower, vanity wash hand basin and low-level WC, tiled splashbacks, obscure double-glazed window to the side, under floor heating.

FIRST FLOOR

LANDING

With obscure double-glazed window to the side, access to loft space with retracting ladder.

BEDROOM ONE

4.39m (14'5") x 3.40m (11'2")

A good sized double bedroom with double-glazed window to the front, fitted with a range of wardrobes, radiator, decorative picture rail.

BEDROOM TWO

3.72m (12'2") x 3.40m (11'2")

A further good-sized double bedroom with double glazed window to the rear, radiator.

BEDROOM THREE

2.62m (8'7") x 2.18m (7'2")

A single sized bedroom currently being utilised as an office with fitted storage space and fitted work space over, double glazed window to front, radiator.

BATHROOM

5.12m (16'10") x 2.76m (9'1")

An impressive and beautifully appointed extended family bathroom fitted with a four piece suite comprising bath, shower cubicle and WC, double



glazed windows to the rear and side, radiator, column towel radiator, tiled flooring with under floor heating, recessed spotlights.

OUTSIDE

FRONT

Driveway providing off road parking for 2-3 vehicles measuring approximately 4.87m (16'07") x 9.75m (32'07")at the widest and longest points and leading to the workshop

WORKSHOP

2.74m (9'09") x 5.18m (17'0")

Previously a garage and currently utilised as a workshop, with double glazed windows to front and side, power and light connected, doors to the garden and driveway.

REAR

11.58m (38'03) x 5.48m (18'06)

The rear opens to a beautifully maintained enclosed easterly facing garden with paved patio seating area and lawned area.