

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
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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:

04/F/25 5733

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £50 plus VAT. Please contact us on (01752) 514500 to book your appointment.

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



**THREE BEDROOMS
SEMI DETACHED
DRIVEWAY PARKING
FRONT & SIDE GARDENS
GAS CENTRAL HEATING
VIEWING RECOMMENDED**

**1 Beaumaris Gardens, Hartley Vale,
Plymouth, PL3 5LQ**

We feel you may buy this property because...

'This extended three bedroom semi detached home is positioned in a sought after location and has driveway parking to the front.'

£245,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) 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
Yes

Parking
Driveway

Outside Space
Rear Garden

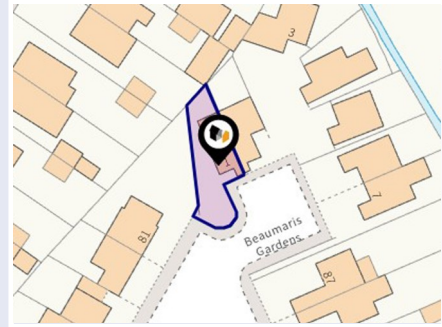
Council Tax Band
B

Council Tax Cost 2025/2026
Full Cost: £1,808.67
Single Person: £1,356.50

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,400
Home or Investment
Property: £14,650

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...

Positioned in a sought after location, this extended semi detached home offers well presented accommodation that comprises: entrance porch, lounge, kitchen/dining room, three bedrooms and a bathroom. Externally, there is a paved garden that extends to the side and rear with a driveway providing off road parking to the front. Offered for sale with double glazing and gas central heating, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE PORCH

Door to:

LOUNGE

5.19m (17') x 3.62m (11'10")

Double glazed windows to the front and side, coved ceiling, coal effect gas fire set in a feature surround (the gas fire is not working and would need to be replaced), stairs rising to the first floor landing with a small understairs cupboard.

DINING AREA

3.62m (11'10") x 2.32m (7'7")

Radiator, coved ceiling, double glazed window to the side, open plan to:

KITCHEN

3.62m (11'10") x 1.90m (6'3")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, gas point for cooker, double glazed windows to the side and rear, coved ceiling, wall mounted gas combination boiler, tiled splashbacks, uPVC part glazed door to the rear garden.

FIRST FLOOR

LANDING

Coved ceiling, access to the loft.

BEDROOM 1

3.62m (11'10") x 2.56m (8'5")

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

BEDROOM 2

3.62m (11'10") x 1.93m (6'4")

Double glazed window to the rear, bedroom suite comprising a fitted single wardrobe with overbed storage and a bedside cabinet, radiator, coved ceiling.



BEDROOM 3

2.51m (8'3") x 2.30m (7'7")

Double glazed window to the side, radiator, coved ceiling, storage cupboard.

BATHROOM

Suite comprising a panelled bath with an independent electric shower above, pedestal wash hand basin, low-level WC, part tiled walls, heated towel rail, frosted double glazed window to the side, radiator, coved ceiling.

Floor Plans...

