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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

23/J/25 5815



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



6 Cresthill Road, Beacon Park,
Plymouth, PL2 2RG

We feel you may buy this property because...

‘Of the popular residential location and size on offer within this perfect family home.’

£400,000

POPULAR CUL-DE-SAC
SPACIOUS ACCOMMODATION
TWO RECEPTIONS
KITCHEN/BREAKFAST ROOM
HOME OFFICE/WORKSPACE
WEST FACING GARDEN
DOWNSTAIRS WC

www.plymouthhomes.co.uk

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

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
West Facing 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: £5,000
Main Residence: £10,000
Home or Investment
Property: £30,000

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...

This spacious, semi-detached home is located within a popular cul-de-sac within Beacon Park and boasts a good size, west facing garden. Internally the ground floor accommodation offers entrance porch and hallway, a spacious bay fronted lounge, dining area open plan to a stunning kitchen/breakfast room, conservatory, a versatile home office/workspace, utility room and downstairs wc. On the first floor, there are four bedrooms and a four-piece bathroom suite. Further benefits include central heating, majority double glazing and a single garage. Plymouth Homes advise an early viewing to fully appreciate the size and location of this perfect family home.

The Accommodation Comprises...

GROUND FLOOR

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

PORCH
With windows to the front and side, door into the entrance hall.

ENTRANCE HALL
A good size entrance hall with window into the porch, radiator, wood effect laminate flooring, stairs rising to the first-floor landing with two under-stairs storage cupboards, one housing the wall mounted boiler serving the heating system and domestic hot water.

LOUNGE
5.12m (16’10”) x 4.26m (14’)
A lovely sized reception room with double glazed bow window to the front, two built in storage cupboards into alcoves, radiator, wood effect laminate flooring.

DINING AREA
3.08m (10’1”) x 2.43m (8’)
With double glazed window to the side, radiator, wood effect laminate flooring, recessed ceiling spotlights, door into the home office/workspace, open plan into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
4.47m (14’8") x 4.10m (13’5")
A stunning room, re-fitted with a matching range of base and eye level units with wooden worktops above, glazed and lit display cabinet, central island unit with breakfast bar, butler style sink unit with mixer tap, under-unit lighting, integrated fridge, freezer and dishwasher, space for range cooker with built in cooker hood above, radiator, wood effect laminate flooring, uPVC glazed patio door, opening into the conservatory.

CONSERVATORY
3.53m (11’7”) x 2.44m (8’)
Of double-glazed construction with windows to the side and rear, wood effect laminate flooring, wall lights, power supply, patio door opening onto the rear garden.



HOME OFFICE/WORKSPACE
2.44m (8') x 2.43m (8')
With double glazed window to the side, radiator, wood laminate flooring, recessed ceiling spotlights, door into the utility.

UTILITY
1.90m (6’3") x 1.89m (6’2")
Fitted base unit with worktop space over, stainless steel sink unit with mixer tap, extractor fan, spaces for washing machine and tumble dryer, windows to the side and rear, uPVC glazed door opening to the garden.

DOWNSTAIRS WC
With obscure windows to the side and rear and fitted with a two-piece suite comprising wall mounted wash hand basin and low-level WC.

FIRST FLOOR

LANDING
With double glazed window to the side, wooden floorboards built in storage cupboard.

BEDROOM 1
5.70m (18’8") x 4.26m (14')
A lovely large double bedroom with double glazed bow window to the front, radiator, wooden floorboards, picture rail.

BEDROOM 2
4.26m (14') x 2.31m (7’7”)
Bedrooms 2 and 3 were originally one large double bedroom which was split by a previous owner, with double glazed window to the rear, radiator.

BEDROOM 3
3.23m (10’7”) x 1.80m (5’11")
With double glazed window to the rear, radiator.



BEDROOM 4
2.61m (8’7”) max x 2.27m (7’5”)
With double glazed window to the front, radiator.

BATHROOM
2.65m (8’8”) x 2.27m (7’5”)
A good sized bathroom fitted with a four piece suite comprising panelled bath with shower attachment off a telephone style mixer tap, vanity wash hand basin with cupboard storage below, shower cubicle with rainfall shower over and separate hand shower attachment, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, obscure double glazed windows to side and rear, recessed ceiling spotlights, access to the loft space.

OUTSIDE:
FRONT
The front of the property is approached via a shared driveway measuring **23.27m (76’4”) in length** leading to the main entrance and onto the garage and rear garden. The front garden is laid to lawn with flower borders.

REAR
The rear opens to a good size and west facing garden measuring **16.11m (52’10”) in length x 9.19m (30’1”) in width**. Adjoining the property is a raised patio area with steps and a pathway leading to the main garden area which is laid to lawn with a further paved seating area, established borders and a mature tree, all enclosed by wall and fencing. From the garden there is a gate to the driveway and a pedestrian door into the garage.

GARAGE
The garage measures **2.29m (7’6”) x 4.69m (15’5”) and has an up over door to the driveway, power supply, lighting, window to the side and a pitched roof space.**

