Contact us

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Email Us

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Opening Hours

Monday - Friday

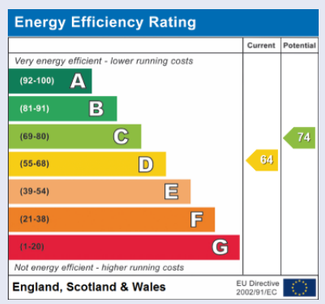
9.15am—5.30pm

Saturday

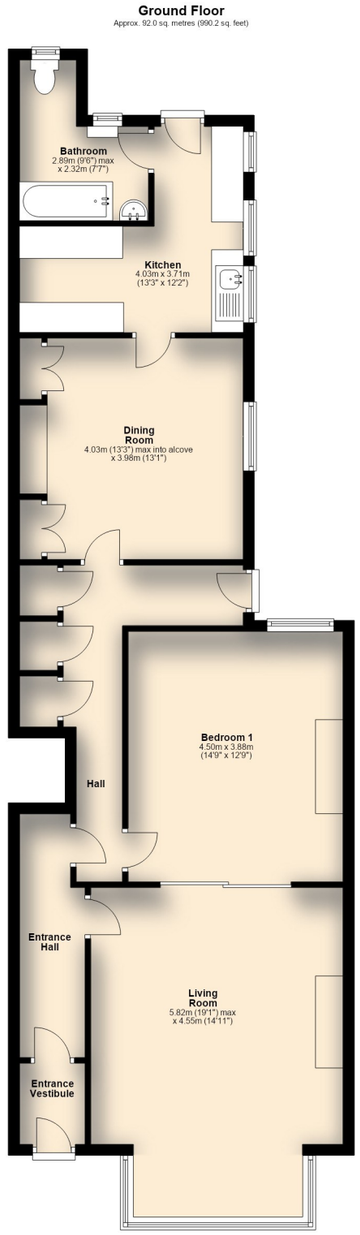
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 13/J/26 6084



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









CENTRALLY LOCATED

PARTICULARLY SPACIOUS

TWO RECEPTIONS

LARGE BEDROOM

WALLED COURTYARD

SINGLE GARAGE

CENTRAL HEATING

Ground Floor Flat, 26 Beechwood Avenue, Mutley, Plymouth, PL4 6PW

We feel you may buy this property because…

‘Of the prime central location, spacious accommodation and the benefit of a garage.’

£135,000

www.plymouthhomes.co.uk

Number of Bedrooms
One Bedroom

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
No

Parking
Garage, Permit Parking

Outside Space
Courtyard

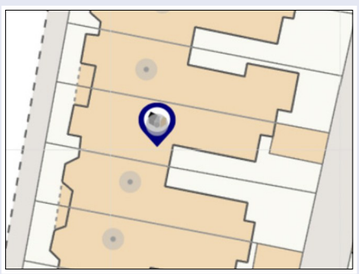
Council Tax Band
A

Council Tax Cost 2026/2027
Full Cost: £1,627.90
Single Person: £1,220.93

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £200
Home or Investment Property: £6,950

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 substantial ground floor flat is located within a prime central location and boasts a single garage located to the rear. Internally the spacious accommodation offers a bay fronted lounge, large double bedroom, separate dining room, kitchen and bathroom. Further benefits include double glazing, central heating and shared access to a walled courtyard to the rear. Plymouth Homes advise an early viewing to fully appreciate the size and central location of this particularly spacious home.

The Accommodation Comprises…

GROUND FLOOR

COMMUNAL ENTRANCE
Entry is via part glazed entrance door opening into the entrance vestibule.

COMMUNAL ENTRANCE VESTIBULE
With feature tiled flooring, decorative dado rail, decorative coving to ceiling, part glazed door into the entrance hall, private doors to the right-hand side opening into the ground floor flat.

LIVING ROOM
5.82m (19'1") max x 4.55m (14'11")
A lovely, large reception space with double glazed box window to the front, tiled fire surround, radiator, decorative coving to ceiling, sliding wooden doors opening into the bedroom.

BEDROOM 1
4.50m (14'9") x 3.88m (12'9")
A large double bedroom with double glazed window to the rear, radiator, decorative coving to ceiling, door opening to the hall.

HALL
With door into the communal hallway, a range of understairs storage cupboards, glazed door opening to the rear, door into the dining room.

DINING ROOM
4.03m (13'3") max into alcove x 3.98m (13'1")
A versatile reception space, with double glazed window to the side, tiled fire surround, built in storage cupboards into alcoves, radiator, wall mounted boiler serving the heating system and domestic hot water, door opening into the kitchen.











KITCHEN
4.03m (13'3") x 3.71m (12'2")
A L shaped room, fitted with a matching range of base and eye level units with worktop space above, breakfast bar, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer, dishwasher, washing machine and cooker, three double glazed windows to the side, radiator, tiled flooring, uPVC half glazed door opening to the rear, door into the bathroom.

BATHROOM
2.89m (9'6") max x 2.32m (7'7")
Fitted with a three-piece suite comprising panelled bath with separate shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, bathroom cabinet, two obscure double-glazed windows to the rear, tiled flooring, coving to ceiling.

OUTSIDE

REAR
The rear of the property opens to shared, walled courtyard area with rear access into the garage and gate opening to the rear service lane.

GARAGE
A single garage with electric garage door to the rear service lane.

LEASE DETAILS
The vendor informs us they will extend the length of the lease during the conveyancing process as the current term of the lease for this property is 99 years from 1983 (56 years remaining). This information was gathered from the information held by the Land Registry. We have also been advised by the seller that the ground rent is peppercorn. This will be verified by the purchasers legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.





