

## Contact 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:

08/F/26 5982



## 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



**72 Beacon Down Avenue, Beacon Park,  
Plymouth, PL2 2RX**

**SEMI DETACHED HOUSE  
EXTENDED  
ACCOMMODATION  
BEAUTIFULLY PRESENTED  
TWO BEDROOMS  
KITCHEN/BREAKFAST AREA  
GARAGE AND DRIVEWAY**

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

**£270,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		66	73

England, Scotland & Wales  
EU Directive 2002/91/EC

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

**Number of Bedrooms**  
Two Double Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Private Drive and Garage

**Outside Space**  
Good Size Garden

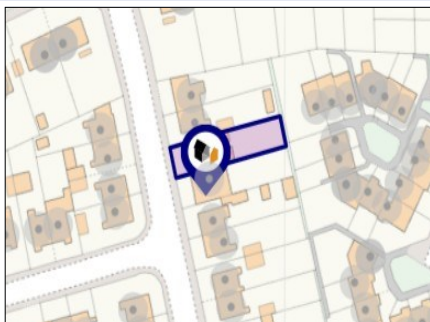
**Council Tax Band**  
C

**Council Tax Cost 2026/2027**  
Full Cost: £2,170.53  
Single Person: £1,627.90

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £3,500  
Home or Investment  
Property: £17,000

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...

Plymouth Homes are delighted to present to the market this beautifully presented and extended 1940's semi-detached house, located in the ever-popular area of Beacon Park. In brief, the accommodation comprises entrance hall, bay fronted living room, dining room, breakfast area, kitchen, two double bedrooms and shower room. Externally there is a lovely enclosed rear garden, driveway for 2-3 vehicles and a garage. Further benefits include double glazing, gas central heating and an EV charging point. An internal inspection is highly recommended to appreciate everything this property 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, under stairs storage cupboard, stairs rising to the first floor landing.

###### LIVING ROOM

**4.18m (13'9") x 4.13m (13'7")**  
A lovely reception room with double glazed bay window to the front, radiator, coving to ceiling, feature fireplace.

###### DINING ROOM

**4.13m (13'7") x 3.24m (10'8")**  
A further good-sized reception room with double glazed window to the side, radiator, coving to ceiling.

###### BREAKFAST AREA

**2.36m (7'9") x 2.34m (7'8")**  
Fitted with a matching range of base and eye level units with worktop space over, breakfast bar and opening into the kitchen.



###### KITCHEN

**2.78m (9'2") x 2.63m (8'8")**  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, radiator, spaces for fridge/freezer, slimline dishwasher and range cooker with fitted cooker hood, double glazed window to the rear.

###### UTILITY AREA

**2.34m (7'8") x 0.84m (2'9")**  
With plumbing for washing machine.

###### FIRST FLOOR

###### LANDING

With access to loft space.

###### BEDROOM 1

**4.13m (13'7") x 4.13m (13'6")**  
A good sized double bedroom with double-glazed bay window to the front and fitted with a range of wardrobes, radiator.

###### BEDROOM 2

**3.48m (11'5") x 3.37m (11') max**  
A second double bedroom with double glazed window to the rear, built in wardrobes also housing the wall mounted boiler serving the heating system and domestic hot water, radiator.



###### SHOWER ROOM

**2.30m (7'6") x 1.44m (4'9")**  
Fitted with a three-piece suite comprising shower cubicle with fitted shower above, pedestal wash hand basin with storage under, low-level WC, fully tiled walls, radiator/heated towel rail, obscure double-glazed window to the side.

###### OUTSIDE:

###### FRONT

The front is approached via a private driveway measuring approximately **10.05m (33'03)** in length leading to the main entrance and garage which measures **2.43m (8'10) x 4.87m (16'07)** and gate to the rear garden.

###### REAR

The rear opens to an enclosed easterly facing garden measuring approximately **8.45m (27'09) in width x 13.54m (44'05) in length** with large area of stone chippings with patio seating areas, a variety of shrubs and bushes and all enclosed by fencing.

