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

Plymouth

PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

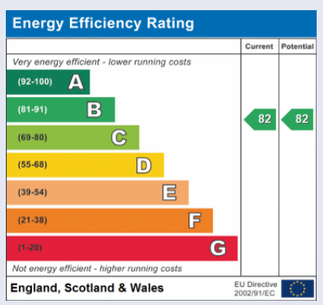
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 19/F/26 5995



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 competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. 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

PLYMOUTH HOMES ESTATE AGENTS









PURPOSE BUILT FLAT

SECOND FLOOR

BEAUTIFULLY PRESENTED

TWO BEDROOMS

GAS CENTRAL HEATING

DOUBLE GLAZING

ALLOCATED PARKING

257C Beacon Park Road, Beacon Park, Plymouth, PL2 2SH

We feel you may buy this property because…

'Of the popular residential location and beautifully presented accommodation.'

Offers In Excess Of

£140,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking

Outside Space
Communal Garden

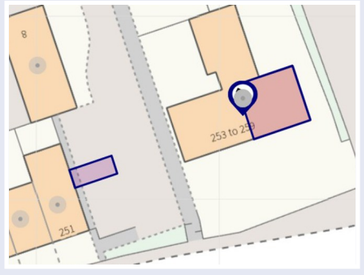
Council Tax Band
A

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

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £300
Home or Investment Property: £7,300

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 beautifully presented flat is located on the second floor of this purpose built development. Internally the property comprises entrance porch and hallway, a lovely living room incorporating the lounge and dining areas. There's a modern kitchen, two good sized bedrooms and a modern shower room. Further benefits include double glazing, central heating and externally there are communal garden areas and an allocated parking space located nearby. Plymouth Homes advise an early viewing to fully appreciate this well-maintained home.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE

Entry is via a secure, communal main entrance and hallway with stairs rising to the second floor and a private door into 257c.

SECOND FLOOR

PORCH
1.38m (4'6") x 0.75m (2'6")
Door into the hallway.

HALLWAY
With built in storage cupboard, radiator, wall mounted entry phone.

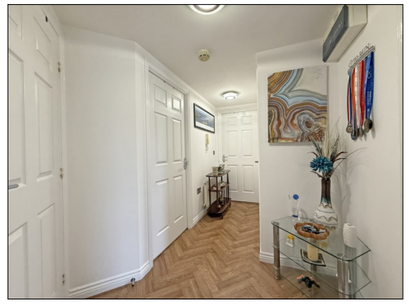
LIVING ROOM
4.57m (15') max x 3.40m (11'2")
A lovely reception space with double glazed window to the front enjoying partial views across Plymouth, radiator.

KITCHEN
2.71m (8'11") x 2.68m (8'10")
Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for fridge/freezer, slimline dishwasher and washing machine, fitted electric oven and four ring electric hob with pull out cooker hood above, double glazed window to the front.

BEDROOM 1
3.47m (11'5") x 2.74m (9')
A good-sized double bedroom with double glazed window to the rear, radiator.







BEDROOM 2
2.87m (9'5") x 2.34m (7'8")
A good second bedroom with double glazed window to the rear, radiator.

SHOWER ROOM
2.72m (8'11") x 1.57m (5'2")
Fitted with a modern three-piece suite comprising, double shower enclosure with fitted rainfall shower above and separate hand shower attachment, vanity wash hand basin with cupboard storage below, low-level WC, radiator/towel rail, extractor fan.

OUTSIDE:
Surrounding the property are communal garden areas and a resident's bin store.

PARKING
The property benefits from an allocated parking space located nearby.

LEASEHOLD
The term of the lease for this property is 150 years from 2004. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £50 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £1,400 per annum. 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.

Floor Plans...

Second Floor
Approx. 51.5 sq. metres (554.5 sq. feet)





