

LAWSON
Estate Agency...Only Better



9 Brancker Road, Beacon Park, Plymouth, PL2 3DW

Plymouth

Guide Price £300,000

Lawson are delighted to market this well appointed semi detached, family home just a short walk from all amenities, Central Park, the Life Centre and on a regular bus link. The property benefits from well tended accommodation arranged over two floors comprising a composite front door into an entrance hall with carpeted flooring, understairs storage and downstairs cloakroom; with low level W.C and pedestal wash hand basin. Carpeted stairs ascend to the first floor landing with polished handrail, spindles and newel posts and a doorway to the sitting room; with a bay window to the front elevation a living flame gas fire, ceiling rose, moulded ceiling and a sliding door to the dining room; with a further living flame gas fire, a window overlooking the rear garden, moulded ceiling. The breakfast room with wooden flooring, window to the side elevation opening through to the kitchen, fitted with a matching range of base and eye level storage cupboards with post formed and rolled top work surfaces, a gas oven, gas hob, filter canopy, one and a half bowl stainless steel sink drainer unit, plumbing for a washing machine and a wall mounted Valiant combination boiler, door to the side and a window overlooking the rear garden.

From the hallway carpeted stairs ascend to the first floor landing with a pull down loft access, giving access to a boarded loft with a Velux window and light, bedroom one; a spacious double with a large bay window to the front elevation and fitted wardrobes. Bedroom two, a further double, again with fitted wardrobes and a window to the rear. Bedroom three is a single with a window to the front and fitted storage. Family bathroom is fitted with a matching white three piece suites comprising a panel enclosed bath with a direct feed shower unit over, folding screen, low level W.C, pedestal wash hand basin with storage beneath and a window to the rear elevation, full height tiles to all walls and the floor, and a chrome towel rail.

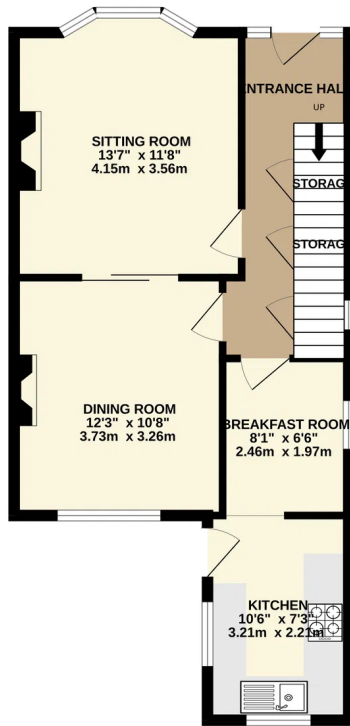
Externally, to the front of the property, there's a flagged hard stand providing parking for one vehicle. The shared driveway leads to the rear, where there's a single garage with power and light connected and folding doors. The rear garden is south west facing. It's fully wall enclosed with a flagged patio and level wall. The property has the benefit of PVCu double glazing and gas central heating with a new roof approximately 2 years ago.

PLYMOUTH

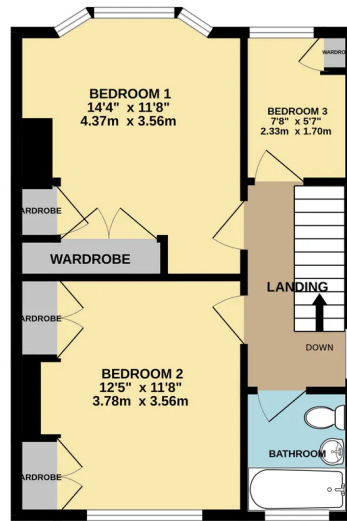
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage good, broadband connection FTTP, ADSL.

OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2067.04 (by internet enquiry with Plymouth City Council). These details are subject to change.

ACCOMMODATION

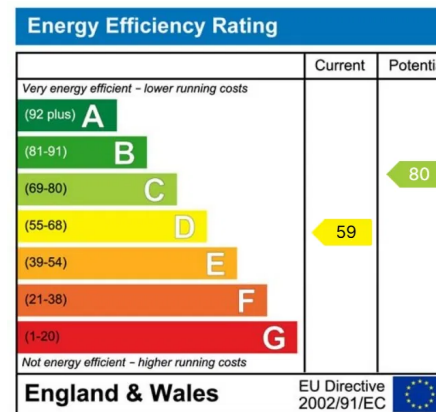
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.





Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

<https://lawsonproperty.co.uk/>

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