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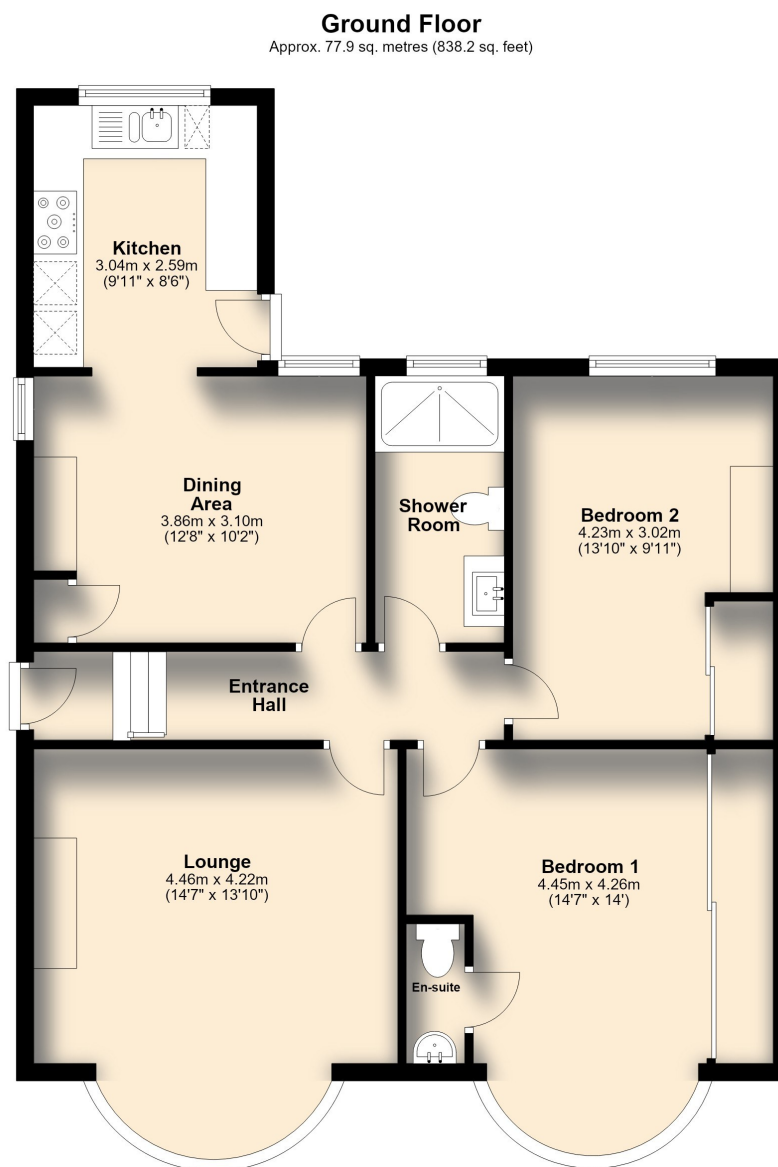
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Website
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Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
19/J/26 6087

Floor Plan...



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



BEAUTIFULLY PRESENTED
2 DOUBLE BEDROOMS
BAY FRONTED LOUNGE
KITCHEN/DINING ROOM
ENCLOSED REAR GARDEN
PRIVATE DRIVEWAY
LARGE GARAGE

**71 Orchard Road, Beacon Park,
Plymouth, PL2 2QZ**

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

£280,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway And Garage

Outside Space
Enclosed Garden

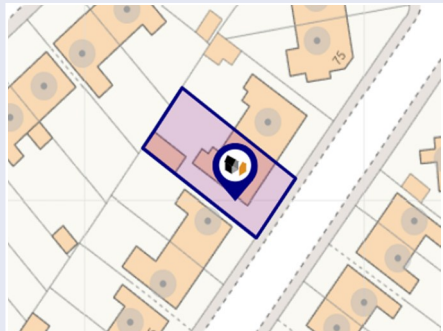
Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £4,000
Home or Investment
Property: £18,000

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 beautifully presented, double fronted bungalow boasts spacious accommodation throughout. Internally, the accommodation boasts a bay fronted lounge with built in media wall, a good-sized dining area which is open to a modern kitchen with a range of integrated appliances, there are two large double bedrooms, the main bedroom with an en-suite wc, and a modern shower room. Further benefits include double glazing, central heating and externally there is a beautiful, enclosed rear garden and a good-sized private driveway offering off road parking and leading to a larger than average garage. Plymouth Homes advise an early viewing to fully appreciate this lovely bungalow.

The Accommodation Comprises...

ENTRANCE HALL

With radiator, coving to ceiling and access to the loft space.

LOUNGE

4.46m (14'7") x 4.22m (13'10")

With double glazed bow window to the front, radiator, coving to ceiling, built in media wall with inset electric fire, shelving and recess for a flat screen television.

DINING AREA

3.86m (12'8") x 3.10m (10'2")

With double glazed windows to the side and rear, built in storage cupboard into alcove, radiator, coving to ceiling, open plan into the kitchen.

KITCHEN

3.04m (9'11") x 2.59m (8'6")

Fitted with a matching range of modern base and eye level units with Quartz worktops above, 1 ½ bowl sink unit with single drainer and mixer tap, splashbacks, integrated appliances to include fridge, slimline dishwasher, fitted eye level electric double oven and five ring induction hob with cooker hood above, double glazed window to the rear, tile effect laminate flooring, coving to ceiling, wall mounted concealed boiler serving the heating system and domestic hot water, uPVC half glazed door opening to the rear garden.



BEDROOM 1

4.45m (14'7") x 4.26m (14')

A good-sized double bedroom with double glazed bow window to the front, built in wardrobes, radiator, door opening to the en-suite wc.

EN-SUITE WC

1.62m (5'4") x 0.68m (2'3")

Fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, extractor fan, wall mounted mirrored cabinet.

BEDROOM 2

4.23m (13'10") x 3.02m (9'11")

A second double bedroom with double glazed window to the rear, built in wardrobe, radiator, coving to ceiling.

SHOWER ROOM

3.10m (10'2") x 1.50m (4'11")

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, chrome radiator/towel rail, extractor fan, wall mounted mirrored cabinet, tiled splashbacks, obscure double-glazed window to the rear, coving to ceiling.



OUTSIDE:

FRONT

The bungalow occupies a good-sized plot, approached from the front via a private driveway measuring **17.48m (57'4")** and offering off road parking for three/vehicles. The driveway leads to the main entrance, a lawned and gravelled front garden area, and onto the garage and a gate to the rear garden.

REAR

The rear opens to a lovely, attractive garden measuring **11.04m (36'2") in length x 6.66m (28'5")** in width. The garden comprises lawn and paved seating areas with built in seating, pergola, and mature borders, all enclosed by wall and fencing. The garden has side access into the garage and also accesses a timber summer house and a storage undercroft beneath the kitchen.

GARAGE

A larger than average garage measuring 6.58m (21'7") in length x 2.64m (8'8") in width, with power supply, lighting, electric roller door to the driveway, window to the side, door to the garden and plumbing for washing machine.

PLANNING PERMISSION

The owners have had planning permission approved to extend the bungalow across the rear. Full details of this application can be viewed on the Plymouth City Council website using the reference 24/00936/FUL.

