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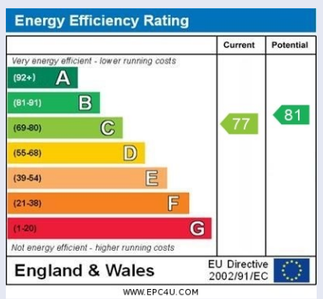
Opening Hours

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

Our Property Reference:
06/C/26 5896



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

BEAUTIFULLY PRESENTED
SECLUDED POSITION
LOUNGE/DINING ROOM
THREE BEDROOMS
EN-SUITE SHOWER ROOM
PARKING AND GARAGE
ENCLOSED REAR GARDEN

28 Barlow Gardens, Beacon Park, Plymouth, PL2 2SJ

We feel you may buy this property because…

'Of the beautifully presented, deceptively spacious accommodation on offer and the lovely, secluded position.'

Offers In Excess Of
£300,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Drive, Garage and Hardstanding

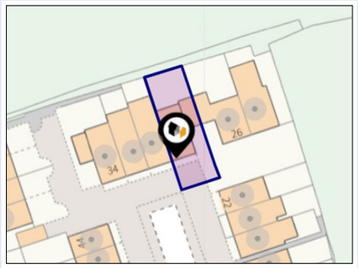
Outside Space
Rear Garden

Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £5,000
Home or Investment Property: £20,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.



Introducing…

This beautifully presented and extended home is located within a secluded position within this popular residential estate. Internally the deceptive accommodation boasts entrance hall, downstairs wc, lovely kitchen, an extended lounge/dining room with feature wood burner and trifold patio doors to the rear garden. There are three good sized bedrooms, an en-suite shower room to the main bedroom and a family bathroom. Further benefits include double glazing, central heating and externally there is a private driveway to garage, a further car hardstanding in front of the property and an enclosed rear garden backing onto playing fields. Plymouth Homes advise an early viewing to fully appreciate the location and beautiful presentation on offer.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a half-glazed door into the entrance hall.

ENTRANCE HALL
With radiator, wood effect laminate flooring and stairs rising to the first-floor landing with retractable under-stairs storage.

DOWNSTAIRS WC
Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashbacks, radiator.

KITCHEN
3.03m (9'11") x 2.62m (8'7")
Fitted with a matching range of base and eye level units with marble effect worktops above, soft closing drawers and doors, retractable storage units, 1½ bowl sink unit with single drainer and mixer tap, splashbacks, wall mounted boiler serving the heating system and domestic hot water, fitted electric oven and four ring gas hob with stainless steel cooker hood above, space for upright fridge freezer, double glazed sash window to the front.

LOUNGE/DINING ROOM
6.69m (21'11") x 4.83m (15'10") max
A beautifully presented and extended reception space incorporating the lounge and dining areas, with feature wood burning stove, trifold patio doors with separate glazed side door opening onto the rear garden, two Velux skylight windows to the rear, two radiators, wood effect laminate flooring, dado rail and picture rails.

FIRST FLOOR

LANDING
With double glazed sash window to the front, double glazed window to the side, stairs rising to the second-floor landing.

BEDROOM 2
4.69m (15'5") x 2.51m (8'3")
A good-sized bedroom with two double glazed windows to the rear enjoying the outlook over playing fields behind, radiator.

BEDROOM 3
3.03m (9'11") x 2.62m (8'7")
A good sized third bedroom with double glazed sash window to the front, radiator.

FAMILY BATHROOM
2.62m (8'7") x 1.08m (3'6")
Fitted with a three-piece suite comprising panelled bath with shower above, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, radiator/towel rail, extractor fan, wall mounted mirror.

SECOND FLOOR

LANDING
With double glazed window to the side, door into bedroom 1.

BEDROOM 1
5.27m (17'3") x 3.61m (11'10")
A lovely large double bedroom with Velux skylight window to the rear, double glazed window to the front, radiator, access to the loft space, door into the en-suite.

EN-SUITE
2.87m (9'5") max x 1.69m (5'6")
Fitted with a three-piece suite comprising, pedestal wash hand basin, recessed shower enclosure, low-level WC, tiled splashbacks, extractor fan, Velux skylight window to the rear, radiator.

OUTSIDE:

FRONT
From the front the property benefits from a private driveway leading to the garage. There is also a further brick paved hardstanding in front of the house leading to the covered main entrance.

REAR
The enclosed rear garden measures **7.15m (23’5’’) x 8.01m (26’3’’)** and comprises patio and lawned areas with mature trees shrubs, backing onto playing fields and giving rear access into the garage.

GARAGE
5.31m (17'5") x 2.58m (8'5")
With up and over garage door, lighting, power supply, plumbing for washing machine and pitched roof space ideal for storage.