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LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



3 BEDROOMS



3 RECEPTION ROOMS



1 BATHROOM



1598 SQ.FT



FREEHOLD

BEECHCROFT ROAD
BEACON ROAD
PL2 3JY

£325,000 - £335,000

Fabulous Victorian style home, with an open plan kitchen/breakfast room, large lounge & dining room. Three double bedrooms, private garden & three loft rooms. No onward chain



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Located in the highly sought-after Beacon Park area of Plymouth, Beechcroft Road is a popular residential location offering the perfect balance of convenience and community. Ideal for families, the property is within easy reach of the highly regarded Montpelier Primary School, along with a selection of local shops, parks, and everyday amenities. Excellent transport links provide quick access to Plymouth city centre, Derriford Hospital, Plymouth Science Park, and the A38, making it an ideal location for commuters. With nearby green spaces, regular bus services, and a welcoming neighbourhood, Beacon Park continues to be one of Plymouth's most desirable areas for families and professionals.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

The Property

Stepping into the property, you are welcomed by an entrance porch, providing practical space for coats and shoes, before entering the impressive reception hall. Full of character, the spacious hallway features a staircase rising to the first floor, an under-stairs storage cupboard, a window to the side elevation, and doors leading to the breakfast room, lounge, and dining room.

The generous lounge and dining room are both beautifully proportioned reception spaces, each retaining character with feature fireplaces. The lounge benefits from French doors opening into both the dining room and the conservatory, creating an excellent flow for entertaining. Positioned at the front of the property, the dining room enjoys a large bay window, flooding the room with natural light.

The conservatory provides additional living space, with views over the rear garden and direct access outside, making it an ideal place to relax throughout the year.

To the rear of the property is the spacious open-plan kitchen/breakfast room. The breakfast area offers ample room for family dining and features two windows to the side elevation along with a useful cupboard housing the combi boiler. The kitchen is fitted with a range of wall and base units complemented by tiled splash-backs and includes an integrated double oven, five-ring gas hob, and fridge/freezer. There is also space for a washing machine. Dual-aspect windows and a rear door provide plenty of natural light and easy access to the garden.

The first floor landing leads to three generously sized double bedrooms, the shower room, and a separate wc. A window to the front elevation provides natural light to the landing, while steps lead up to the converted loft and a useful storage cupboard.

Bedrooms one and two are particularly spacious and both have attractive feature fireplaces together with a range of fitted wardrobes. Bedroom three is also a comfortable double room overlooking the rear garden.

The shower room is fully tiled and fitted with a large corner shower cubicle, wash hand basin, heated towel rail, and an obscured window to the front elevation. A separate fully tiled wc sits alongside, offering added convenience for family living.

The converted loft provides three versatile rooms, offering excellent additional storage together with flexible space that could be utilised as a home office, hobby room, or playroom (subject to any necessary regulations and purchaser requirements). Skylight windows provide natural light throughout.

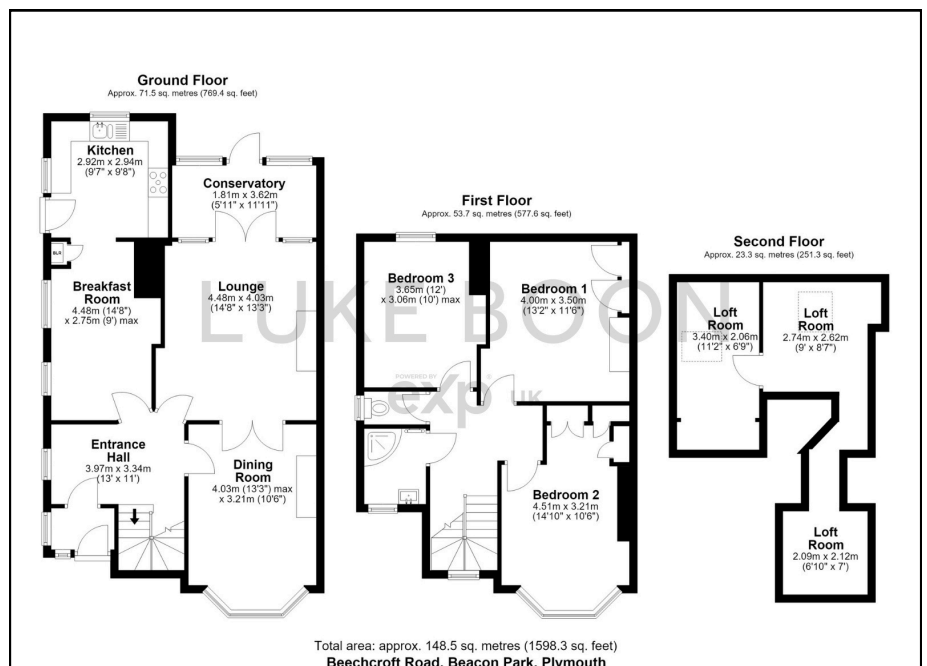
Offered to the market with no onward chain, this substantial character home presents an excellent opportunity for buyers seeking spacious family accommodation in the highly desirable Beacon Park area of Plymouth, close to Montpelier Primary School, local amenities, Derriford Hospital, and excellent transport links.

Outside

The rear garden is low maintenance and is well presented. Accessed via the kitchen and conservatory, the garden has a shed and a gate leading to the front of the property

Tenure & Services

Tenure - Freehold
EPC - D
Council Tax Band - C
Services - Mains Water, Electricity, Gas & Drainage. Connected to Fibre Broadband



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Website Link

Any questions? Want to make an offer?
Please get in touch

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