



15 Beaconfield Road, Plymouth, PL2 3LD

Plymouth

£365,000

A beautifully presented, extended three bedroom semi-detached property, which has been significantly upgraded by the current owners to include an impressive extension to the rear, a new kitchen, bathroom and shower room, gas central heating system and redecoration throughout in tasteful neutral colours. The property is located within the sort after district of Beacon Park and offers easy access to a host of local amenities. The living accommodation which is arranged over two levels comprises; entrance porch, entrance hall, lounge, stunning open plan kitchen/diner with and a shower room on the ground floor. On the first floor landing leads to a family bathroom and three bedrooms. Externally there is a driveway to the front and an impressive generously proportioned level garden to the rear incorporating an outbuilding with power and light connected. The property also benefits from PVCu double glazing and gas central heating an internal viewing is highly recommended to truly appreciate this wonderful family home.

The living accommodation approached via a part glazed front door to.

BEACON PARK

Beacon Park is a popular and well-established residential area located to the north of Plymouth city centre, close to Peverell, Milehouse, and Central Park. Known for its attractive tree-lined streets and range of character homes, the area is particularly popular with families and professionals.

The location offers excellent access to the city centre, Derriford Hospital, and the A38 Devon Expressway, while nearby Central Park provides extensive leisure facilities, including walking routes, sports pitches, tennis courts, and the Life Centre.

Beacon Park benefits from a good range of local amenities, with further shopping and services available nearby in Hyde Park and Mutley Plain.

The area is also well regarded for schooling, including Montpelier Primary School, Hyde Park Infants and Junior School, and Devonport High School for Girls.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.

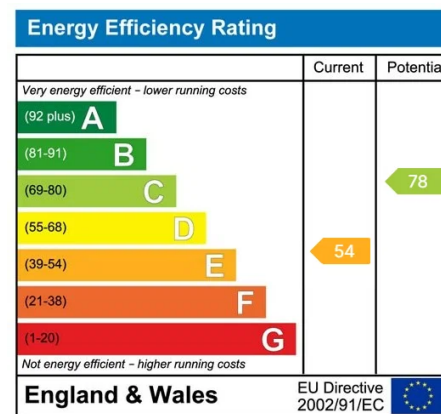




TOTAL FLOOR AREA: 1269 sq.ft. (117.9 sq.m.) approx.

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 is given as to their operability or efficiency can be given.

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OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2026/2027 is £2170.53 (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

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.

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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.



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