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Offers Over £230,000 FREEHOLD

An immaculately presented, two double bedroom 1930's semi-detached house, driveway parking, 2 reception rooms, newly fitted bathroom, double glazing & central heating.

MERRIVALE ROAD, BEACON PARK, PLYMOUTH

EPC - D



PROPERTY DETAILS

Beautifully presented throughout, this charming 1930's two double bedroom semi-detached home perfectly blends period character with stylish modern living. Ideally situated close to local amenities, highly regarded schools, parks and excellent transport links, it offers the perfect setting for first-time buyers, young families and professionals alike. Recently redecorated and enhanced with newly fitted carpets, this move-in-ready home retains a wealth of original features while benefiting from a contemporary new bathroom, gas central heating and UPVC double glazing. Outside, a private driveway provides valuable off-road parking, while the generous enclosed rear garden offers an ideal space for children to play, keen gardeners to enjoy or friends and family to entertain during the warmer months.

An early viewing is highly recommended to appreciate everything this superb home has to offer!

COUNCIL TAX BAND – B

Located to the side of the property is a UPVC panelled front door and matching side screens to;

ENTRANCE HALL

A spacious entrance hall with radiator, dado rail, stairs to first floor with carved newell post, built-in under stairs storage cupboard, original 1930's doors lead off the entrance hall providing access to all ground floor rooms.

LOUNGE

13'6 into bay x 12'11 (4.14m x 3.94m)

UPVC double glazed bay window to front elevation, picture rail, tiled fireplace, radiator.

DINING ROOM

12'11 x 11'6 (3.94m x 3.52m)

Original fitted 1930's cupboard with glass inserts, fireplace with wooden surround and inset tiling, picture rail, radiator, UPVC double glazed windows to rear and side elevations.

KITCHEN

7'10 x 7'9 (2.41m x 2.37m)

Fitted with a range of maple effect base and eye level units, fitted rolled top worktops, single bowl single drainer stainless steel sink unit with mixer tap, fitted double oven and gas hob with tiled splashback, kitchen cupboard downlighters, integrated fridge freezer, integrated washing machine, part-tiled walls, herringbone vinyl flooring, dado rail, radiator, UPVC double glazed window to side elevation and further opaque UPVC double glazed door providing access to the rear garden.

FIRST FLOOR

LANDING

Access to a partly boarded and insulated loft space. Original 1930's doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

14'2 into bay x 12'11 (4.32m x 3.94m)

UPVC double glazed bay window to front elevation, a range of fitted Sharps wardrobes to one wall with matching chest of drawers, picture rail, radiator.

BEDROOM TWO

12'11 x 11'6 (3.94m x 3.52m)

Radiator, original tiled fireplace, original fitted cupboard, picture rail, UPVC double glazed window to rear elevation.

BATHROOM

8'3 x 4'4 (2.56m x 1.36m)

Having been updated by the current owner in recent years. White suite comprising panelled bath with mixer taps and shower attachment, fully tiled surround and glazed shower screen, pedestal wash hand basin with taps, low level WC, LVT flooring, radiator, opaque UPVC double glazed window to side elevation.

OUTSIDE

The gardens are situated both to the front and rear of the property. The front garden is mainly laid to chippings and adjacent to the front garden is a tarmac driveway, providing off-road parking and giving access to the side of the property. A wooden gate provides access to the rear of the property and access to a large storage shed, being a great storage space for gardening equipment or bikes. The rear garden is a particularly good size, being fully enclosed and secure, with a gravelled area, paved patio and established flower borders. A block-built shed houses a combination boiler, providing hot water and central heating (serviced in April 2026). There is a useful outside cold water tap, and an additional storage shed, which was originally used as the coal bunker.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

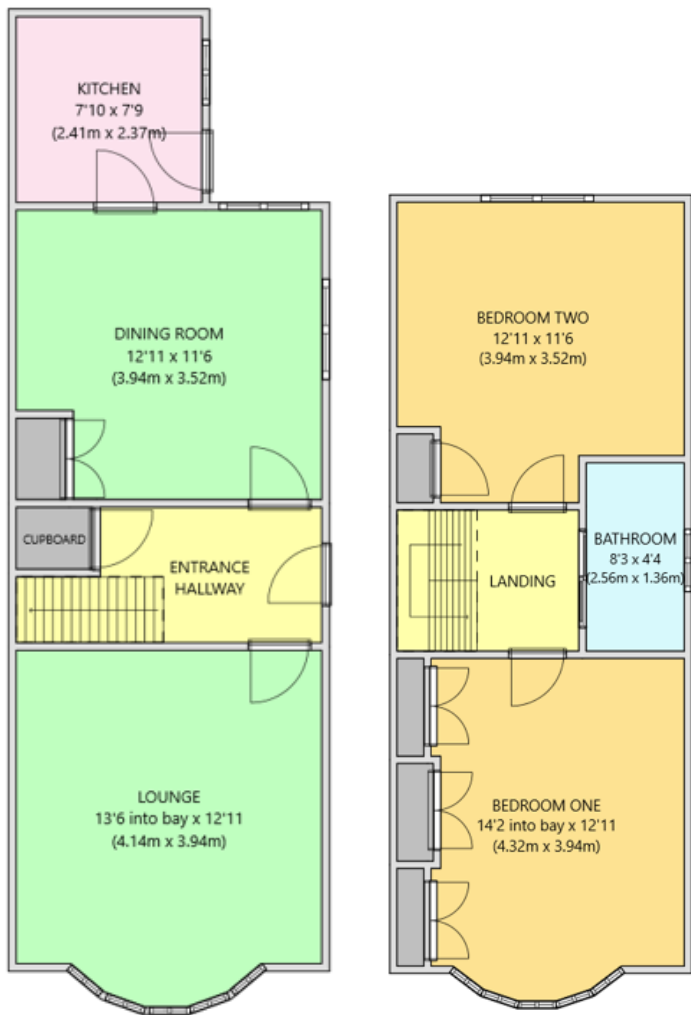
The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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