

Brancker Road, Beacon Park, Plymouth

Plymouth

£292,500

Lawson are delighted to market this spacious character, semi-detached family home just a short walk from all amenities, The Life Centre, public transport and excellent schooling. The property benefits from accommodation arranged over two floors, comprising a wooden front door with stained glass leading into an entrance hall; a stained glass window to the side elevation, carpeted stairs to the first floor landing, with painted handrail and newel posts, understairs storage, and a door to the sitting room; a bay window to the front elevation, a period tiled fireplace, and sliding doors to the dining room. The dining room has a further period fireplace, a recessed storage cupboard with glass doors, and opens to the kitchen/breakfast room. The utility room is fitted with a matching range of base and eye-level storage cupboards with oak work surfaces, a Belfast sink with a mixer tap, plumbing for a washing machine, window to the side elevation, and a wall-mounted Worcester combination boiler, and opens through to the extended kitchen/breakfast room; fitted with a matching range of base and eye-level storage cupboards with post-formed and roll-top work surfaces, space for a Range cooker, filter canopy, one and a half-bowl stainless steel sink drainer unit, window to the rear garden, wood effect flooring, window to the side, and French doors leading out to the gardens.

From the main hallway, carpeted stairs ascend to the first floor landing, with a window to the side elevation, dado rail and moulded ceiling. Bedroom one, a spacious double with a window to the front elevation, tiled fireplace, and picture rail, wooden flooring. Bedroom two a further double has a period tiled fireplace, recessed storage cupboard, and a window to the rear elevation. Bedroom three a good size single has a window to the front. The shower room is fitted with matching three-piece suite comprising; a low-level WC, pedestal wash hand basin and shower cubicle with easy clean splashbacks and a direct feed show unit with a drencher head. From the landing a pull-down loft ladder gives access to the loft. The loft has been fully boarded with Velux windows to all three elevations and provides excellent storage and hobby space.

Externally, to the front of the property there's a brick paved driveway providing parking for one vehicle. There's an access to the side. The rear garden, a particular feature of the property, is west facing and fully wall and fence enclosed with a with a brick herringbone patio, level lawn and two large wooden sheds. The property does require some modernisation. An internal viewing is highly recommended. The property benefits from solar panels.

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.

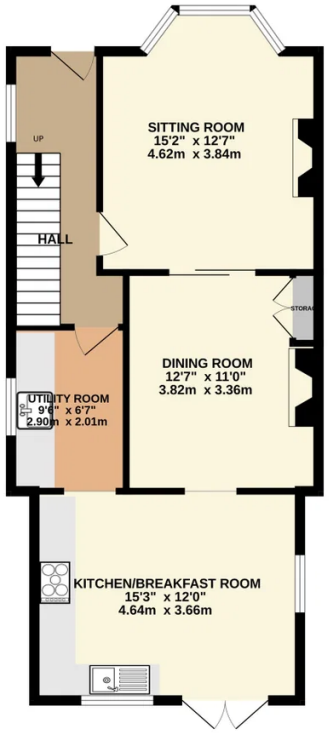
Beacon Park benefits from a good range of local amenities, with further shopping and services available nearby in Hyde Park and Mutley Plain.

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

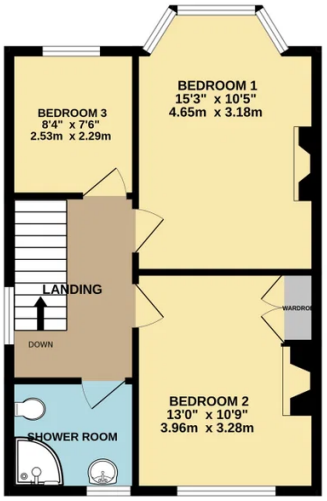




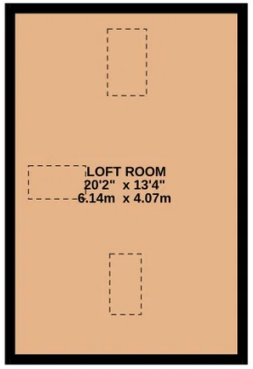
GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
269 sq.ft. (25.0 sq.m.) approx.

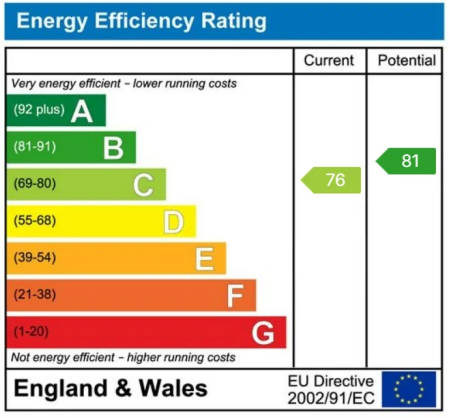


TOTAL FLOOR AREA : 1348 sq.ft. (125.2 sq.m.) approx.

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 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.
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