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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

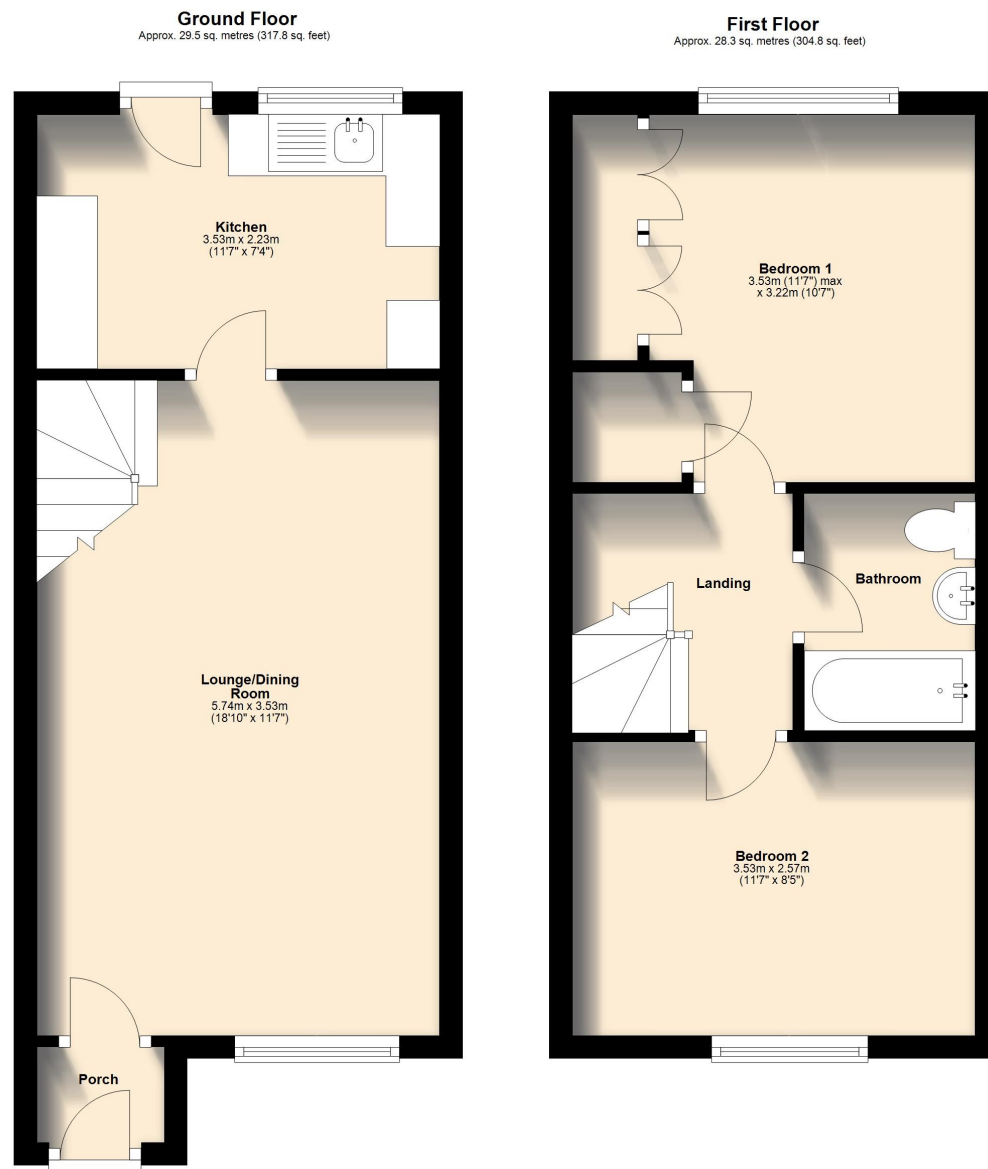
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

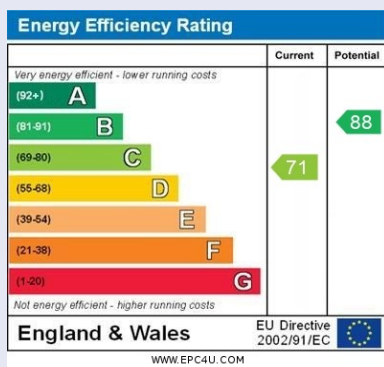
18/C/26 5904

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



**46 St Boniface Drive, Beacon Park,
Plymouth, PL2 3QW**

**POPULAR LOCATION
DECEPTIVELY SPACIOUS
2 DOUBLE BEDROOMS
LOUNGE/DINING ROOM
SOUTH FACING GARDEN
ALLOCATED PARKING
NO ONWARD CHAIN**

We feel you may buy this property because...
'Of the ever-popular location, deceptively spacious accommodation and being offered for sale with no onward chain.'

£195,000

www.plymouthhomes.co.uk

Number of Bedrooms

Two Double Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Resident's Parking

Outside Space

South Facing Garden

Council Tax Band

B

Council Tax Cost 2025/2026

Full Cost: £1,808.67

Single Person: £1,356.50

Stamp Duty Liability

First Time Buyer: Nil

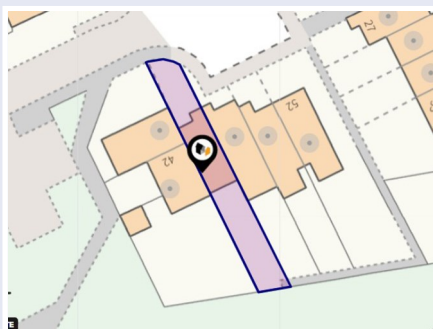
Main Residence: £1,400

Home or Investment

Property: £11,150

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

Title Plan Guideline



Introducing...

This deceptively spacious home is located within this ever-popular St Boniface development within Beacon Park and enjoys well-maintained communal gardens surrounding the estate. Internally the accommodation offers: porch, lounge/dining room, kitchen, two double bedrooms and bathroom. Further benefits include double glazing, central heating and externally there is a south facing rear garden and an allocated parking space. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate this lovely property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a glazed entrance door into the porch.

PORCH

With door opening into the lounge/dining room.

LOUNGE/DINING ROOM

5.74m (18'10") x 3.53m (11'7")

With double glazed window to the front, radiator, stairs rising to the first-floor landing with an under-stairs storage cupboard and recess, door opening into the kitchen.

KITCHEN

3.53m (11'7") x 2.23m (7'4")

Fitted with a matching range of base and eye level units with worktop space above, breakfast bar, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge/freezer, washing machine and cooker, double glazed window to the rear, radiator, uPVC half glazed door opening to the garden.

FIRST FLOOR

LANDING

With access to the loft space.



BEDROOM 1

3.53m (11'7") max x 3.22m (10'7")

A double bedroom with double glazed window to the rear, built in wardrobes, radiator, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 2

3.53m (11'7") x 2.57m (8'5")

A second double bedroom with double glazed window to the front, radiator.

BATHROOM

2.08m (6'10") x 1.50m (4'11")

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, shower screen, pedestal wash hand basin, low-level, tiled splashbacks, extractor fan, radiator.

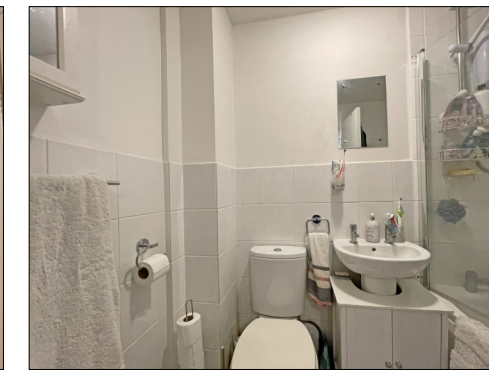
OUTSIDE:

FRONT

To the front there is a lawned garden with hedged border and paved pathway to the main entrance.

REAR

The rear opens to a good sized, southerly facing garden measuring **13.05m (42'9") x 3.81m (12'6")**. The garden comprises paved and lawn, enclosed by fencing, with a selection of trees and shrubs and a rear gate giving rear access to the communal gardens.



PARKING

The property benefits from a numbered parking space located nearby. There are also marked visitors parking spaces within the estate and on street parking where available.

ESTATE CHARGE

We're informed there's an estate charge of £400 per year for the maintenance of the communal areas.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

