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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

10/G/26 6016

Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS



**24 Cedarcroft Road, Beacon Park,
Plymouth, PL2 3JX**

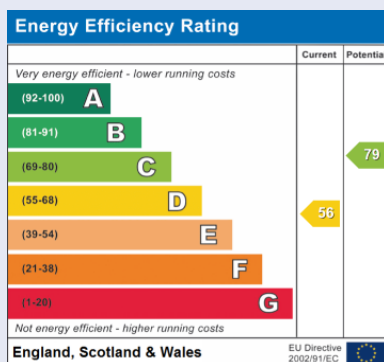
**POPULAR LOCATION
SEMI-DETACHED
TWO BEDROOMS
TWO RECEPTIONS
LARGE KITCHEN
ENCLOSED GARDEN
NO ONWARD CHAIN**

We feel you may buy this property because...
'Of the popular location, extended accommodation and potential on offer.'

£230,000

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.



www.plymouthhomes.co.uk

Number of Bedrooms
Two Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Enclosed Garden

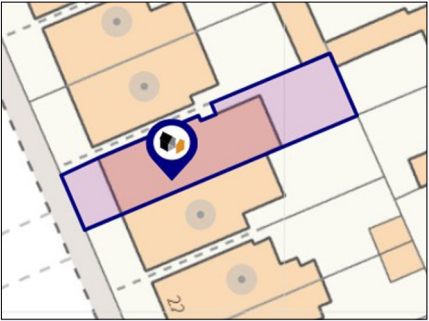
Council Tax Band
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Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,100
Home or Investment
Property: £13,600

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...

Located within the popular residential area of Beacon Park, this extended, semi-detached home has planning permission granted for a further first-floor rear extension to enhance the current living accommodation and add a third bedroom. Internally the property currently offers entrance porch and hallway, a bay fronted lounge, separate dining room, good sized kitchen and ground floor bathroom. The first floor offers two bedrooms, one with an attached home workspace/dressing room, and a further second bathroom. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate this deceptive home and the potential on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed entrance door into the porch.

PORCH

1.10m (3'7") x 1.07m (3'6")

With decorative dado rail and part glazed door, with stained glass panel, opening into the entrance hall.

ENTRANCE HALL

2.73m (8'11") x 2.00m (6'7")

With radiator, dado rail, stairs rising to the first-floor landing and doors into the lounge and inner hallway.

LOUNGE

4.15m (13'8") x 3.36m (11')

With double glazed bay window to the front, decorative fire surround, radiator, dado rail.

INNER HALLWAY

3.36m (11') x 1.10m (3'7")

With dado rail and doors into the dining room and kitchen.

DINING ROOM

3.36m (11') x 3.36m (11') max

With obscure double-glazed window to the side, radiator, dado rail, a useful understairs storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.



KITCHEN

4.67m (15'4") x 3.88m (12'9")

A good sized kitchen, fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for upright fridge/freezer, dishwasher, washing machine and cooker with pull out cooker hood above, double glazed window to the rear, radiator, uPVC glazed door opening to the rear garden, door opening to the ground floor bathroom.

BATHROOM

2.42m (7'11") x 1.77m (5'10")

Fitted with a three-piece white suite comprising panelled bath with shower above, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, obscure double-glazed window to the side, radiator.

FIRST FLOOR

LANDING

With feature-stained glass window to the side, dado rail, access to the loft space.

BEDROOM 1

4.35m (14'3") x 2.48m (8'2")

With double glazed window to the rear, radiator, storage recess.

HOME OFFICE/DRESSING ROOM

3.49m (11'5") x 2.28m (7'6")

The home office/dressing room and bedroom 1 were originally one large double bedroom which could be reinstated by the removal of the stud wall. This room would currently suit a home office or dressing room, with a double-glazed window to the front, radiator, overhead storage cupboards, door into bedroom 2.



BEDROOM 2

3.49m (11'5") x 2.17m (7'2")

With double glazed window to the front, radiator.

BATHROOM

2.30m (7'7") x 1.97m (6'6")

Fitted with a three-piece suite comprising panelled bath with shower above, pedestal wash hand basin, low-level WC, tiled surround, double glazed window to the rear, radiator.

OUTSIDE:

FRONT

The front is approached via a paved garden area with a pathway to the covered main entrance.

REAR

The rear opens to an enclosed garden measuring **6.21 (20'4") in length x 5.22m (17'1") in width**. There are two-tiered paved areas with a gate giving side access.

AGENT'S NOTE

The owner of the property has had planning permission granted to add a first-floor rear extension above the current kitchen, alongside further reconfiguration of the current layout. The proposed plans would allow for a separate lounge, downstairs wc, and open plan kitchen/dining room on the ground floor. The first floor would then offer three good sized bedrooms and a bathroom. Full details are available via the [PLYMOUTH.GOV.UK](https://plymouth.gov.uk) website using the reference **25/01065/FUL**.

