

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

North Plymouth and
Residential Lettings Office

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

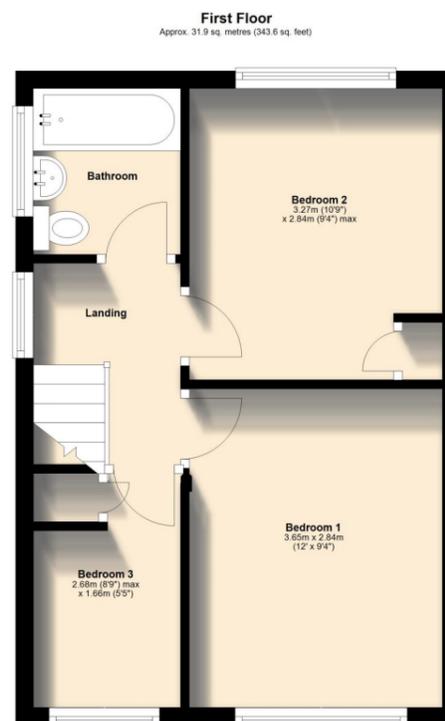
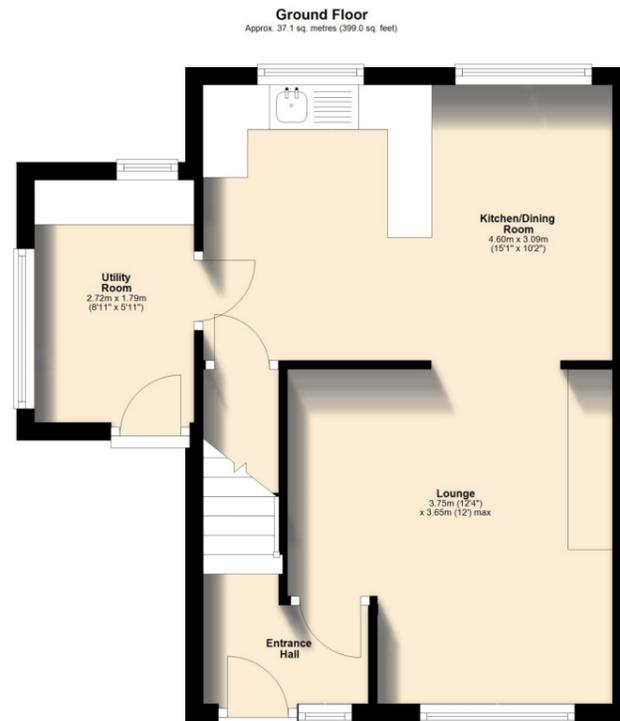
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

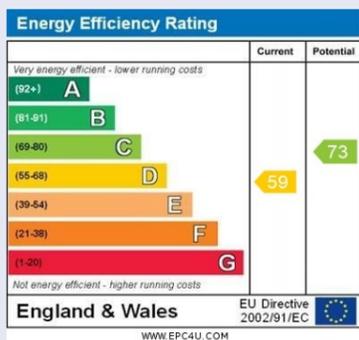
13/C/26 5902

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

Draft Details – Not Approved & Subject To Change



**1 Beeston Walk, Higher Compton
Plymouth, PL3 6QX**

**THREE BEDROOMS
GAS CENTRAL HEATING
DOUBLE GLAZING
UTILITY ROOM
ENCLOSED GARDEN
PARKING AND GARAGE
POPULAR LOCATION**

We feel you may buy this property because...
'This well presented family home is positioned on a good size corner plot, with allocated parking and a garage.'

£230,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Garage and On Street Parking

Outside Space

Corner Plot 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: £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...

This well presented three-bedroom home is positioned on a good size corner plot and benefits from allocated parking and a garage. The accommodation comprises: entrance hall, lounge, kitchen/dining, utility room, three bedrooms and a bathroom. Externally, the property has a front garden that extends to the side of the property and a 31' enclosed garden to the rear. To the side of the rear garden is a good size allocated parking space and the property benefits from a garage in a nearby block. There is also an additional garage (currently without a roof) available by separate negotiation. Offered for sale with no onward chain, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE HALL

Frosted double glazed window to the front, radiator, stairs to the first-floor landing.

LOUNGE

3.75m (12'4") x 3.65m (12') max

Double glazed window to the front, pebble effect electric fire set in a feature timber surround, radiator, coved ceiling, open plan to:

KITCHEN/DINING ROOM

4.60m (15'1") x 3.09m (10'2")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink with a single drainer and mixer tap, space for fridge, electric point for cooker with cooker hood above, two double glazed windows to the rear, radiator, understairs storage cupboard. Door to:

UTILITY ROOM

2.72m (8'11") x 1.79m (5'11")

Plumbing for washing machine, space for freezer, double glazed windows to the side and rear, radiator, wall mounted gas combination boiler serving heating system and domestic hot water, part tiled walls, uPVC double glazed door to the front.



FIRST FLOOR

LANDING

Double glazed window to the side, access to the loft.

BEDROOM 1

3.65m (12') x 2.84m (9'4")

Double glazed window to the front, radiator.

BEDROOM 2

3.27m (10'9") x 2.84m (9'4") max

Double glazed window to the rear, radiator, linen cupboard with radiator.

BEDROOM 3

2.68m (8'9") max x 1.66m (5'5")

Double glazed window to the front, radiator, over-stairs storage cupboard.

BATHROOM

Suite comprising a panelled bath with an independent electric shower and shower curtain, pedestal wash hand basin, low-level WC, tiled walls, extractor fan, frosted double glazed window to the side, radiator.

OUTSIDE

FRONT

To the front of the property is a tiered garden with a hedge and steps leading down to the front door, gravelled side area with access to the utility room and rear garden.



REAR

9.45m (31') x 6.40m (21')

Good size rear garden, paved with gravelled borders and enclosed by a wall and fencing with a rear access gate,

PARKING

To the side of the rear garden is a good size allocated parking space.

GARAGE 1

5.00m (16'5") x 2.46m (8'1")

Located in a block to the rear of the property, with an up and over vehicular door.

ADDITIONAL GARAGE 2

Available for sale via separate negotiation, is a slightly larger than average single garage that adjoins the existing garage. Please note that this garage is held on a separate title (so may incur additional legal costs to purchase) and currently does not have a roof.

