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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

08/F/26 5983

Floor Plans...



**PLYMOUTH
HOMES** ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**1 Corondale Road, Beacon Park,
Plymouth, PL2 2RF**

We feel you may buy this property because...

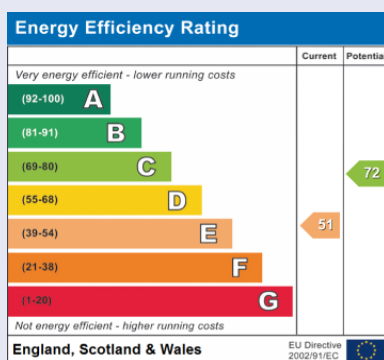
'Of the lovely residential location, spacious accommodation
and potential on offer.'

£240,000

**POPULAR LOCATION
TWO BEDROOMS
TWO RECEPTIONS
TWO CONSERVATORIES
WEST FACING LEVEL PLOT
DRIVEWAY TO GARAGE
NO ONWARD CHAIN**

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.



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Number of Bedrooms
Two Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
Drive and Garage

Outside Space
West Facing Garden

Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £2,170.53
Single Person: £1,627.90

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,300
Home or Investment
Property: £14,300

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 double fronted and deceptively spacious bungalow requires a degree of modernisation and is offered for sale with no onward chain. Internally the property comprises two good sized double bedrooms, a bay fronted lounge, separate dining room, kitchen, bathroom and two conservatories. Further benefits include double glazing, central heating and externally the property enjoys a level plot with front, side and rear gardens and a private driveway leading to garage. Plymouth Homes advise an early viewing to appreciate this lovely, spacious home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

PORCH

With windows to the front and sides, double glazed sliding door opening into the entrance hall.

ENTRANCE HALL

With circular obscure double glazed leaded window to the front, two radiators, wall lights, access to the loft space, overhead meter cupboard.

LOUNGE

4.34m (14'3") max x 3.66m (12')

With double glazed bay window to the front, coal effect living flame gas fire set within a marble and wooden surround, radiator, coving to ceiling, sliding doors into the dining room.

DINING ROOM

3.69m (12'1") x 3.66m (12')

With coal effect living flame effect gas fire set within a feature stone built surround extending to either side to entertainment areas, radiator, wall lights, coving to ceiling, sliding door into the kitchen, patio door into the conservatory.

CONSERVATORY

3.47m (11'4") x 2.96m (9'9")

With double glazed windows to the sides and rear, uPVC glazed double doors opening onto the rear garden.

KITCHEN

2.40m (7'11") x 2.17m (7'2")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, integrated fridge, spaces for freezer, washing machine and cooker, pull out cooker hood, double glazed windows to the side and rear, uPVC glazed door into the porch.



PORCH

With obscure double-glazed windows to front, side and rear, uPVC part glazed door opening to the rear.

BEDROOM 1

4.45m (14'7") x 3.65m (12')

A good-sized double bedroom with double glazed bay window to the front, a range of built in wardrobes, radiator, picture rail, wall lights, coving to ceiling.

BEDROOM 2

3.64m (11'11") x 2.75m (9')

A second double bedroom with double glazed window to the rear, a range of built in wardrobes also housing the wall mounted boiler serving the heating system and domestic hot water, radiator, picture rail.

BATHROOM

2.40m (7'11") x 1.42m (4'8")

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, radiator/towel rail, electric fan heater, obscure double-glazed window to the side.

OUTSIDE:

FRONT

The property is approached from the front via a gate and tiled pathway leading to the main entrance and an established garden area with mature trees and shrubs. To the left side there is a private driveway measuring **4.31m (14'2")** in length and leading to the garage, a gate and side pathway to the rear garden, and a further opening to a triangular side garden with mature tree.



REAR

The rear has an unusually shaped, west facing garden (see title plan) comprising a main paved and lawned area with further established trees and shrubs. A gravelled pathway then leads to the porch from the kitchen, a second conservatory accessed from the garden and a side pathway and gate opening to the front.

CONSERVATORY 2

2.97m (9'9") max x 2.90m (9'6") max

Accessed from the garden, with windows to the side and rear.

GARAGE

Measuring **4.09m (13'5") x 2.27m (7'5")** with up and over garage door, pitched roof and window to the side.

