

Guide Price £350,000



27 BRANKER ROAD, BEACON PARK, PLYMOUTH PL2 3DW

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Lawson are delighted to market this beautifully appointed, semi detached, renovated family home in the heart of Beacon Park, just a short walk from, excellent schooling, regular transport links, Central Park and the Life Centre. The Property benefits from modernized accommodation arranged over two floors comprising; PVC double glazed front door leading to the entrance vestibule; with carpeted stairs to the first floor landing, under stairs storage and a downstairs cloakroom; with a low level W.C, wash hand basin and a window to the side.

A doorway leads to the sitting room with a full range of fitted cupboards, a bay window to the front elevation, television point and feature wooden cladding. From the hallway a doorway opens into a very spacious kitchen/ dining room with a feature wood burning stove, fitted recessed storage cupboards with shelving and French doors leading out to the south facing garden and large dining area with a window to the side. A fitted kitchen with a matching range of base and eye level storage cupboards, one and a half bowl acrylic sink drainer unit with a mixer tap, stone effect work surfaces with matching splashbacks, a five burner gas hob, filter canopy, oven, microwave, washing machine, fridge/freezer, recently installed combi boiler, twin windows to the rear and a door to the rear garden, wood effect flooring throughout.

From the entrance hall carpeted stairs with an original ornate newel post, painted handrail and spindles ascend to the first floor landing with a window to the side elevation. Bedroom one is a spacious double with a full range of fitted wardrobes, a television point, shelving and hanging and picture rail. Bedroom two, a further double has a large bay window to the front elevation with a further range of fitted wardrobes, a dressing unit with a built in mirror and attractive wooden cladding. Bedroom three a single with a bay window to the front. The family bathroom is fitted with a matching three piece suite comprising a panel enclosed bath with Aqua easy clean splash backs, MIRA direct feed shower with drencher head, wash hand basin with storage beneath, low level WC, window to the rear and extractor fan.

Externally to the front of the property, there is a brick herringbone hard stand providing parking for one vehicle and a shared driveway which leads to the single garage with power and light connected and wooden doors. Externally, a feature of the property is its fantastic south west facing garden with a large flagged patio, steps down to a level lawned area. AstroTurf play area, gravelled beds and borders, fully fencing closed with an outside tap, shower unit and light stop.

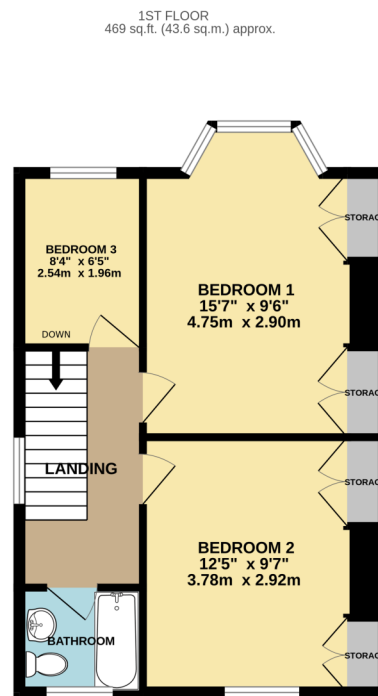
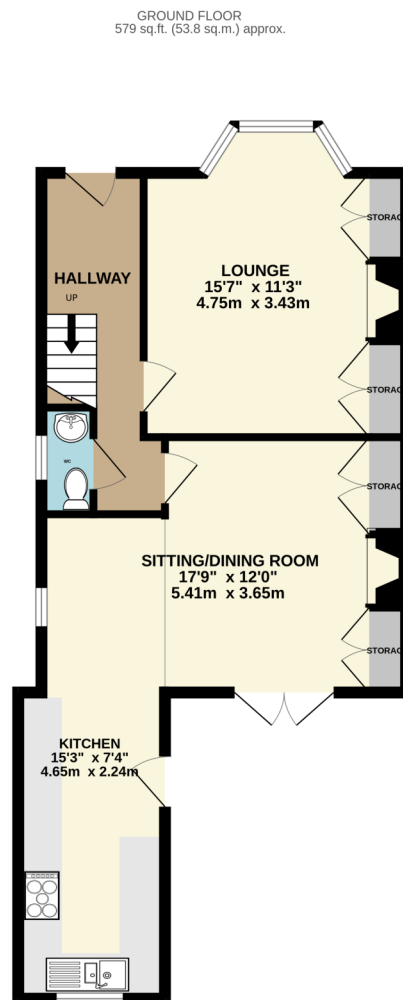
PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage good, broadband connection ADSL, FTTC, FTTP.





TOTAL FLOOR AREA: 1048 sq.ft. (97.4 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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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.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2067.04 (by internet enquiry with Plymouth City Council). These details are subject to change.

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. Copyright Lawson 2023.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses

