



Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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37 Beaconfield Road
Plymouth, PL2 3LD

Guide Price £340,000 - £350,000 Freehold



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Cross Keys Estates is delighted to present this fantastic semi-detached property located on the highly desirable Beaconfield Road in the charming Beacon Park area of Plymouth. This immaculately presented home is truly turn-key ready, making it the perfect choice for families seeking comfort and style.

As you enter, you will be greeted by two spacious reception rooms, a beautiful sitting room that flows seamlessly into the dining area and a gorgeous conservatory, creating an inviting space for relaxation and entertaining. The expansive modern kitchen is a highlight of the home, offering ample space for culinary creativity and family gatherings. Additionally, the property benefits from a convenient utility room, ensuring that everyday tasks are made easier.

- Fantastic Semi Detached Property
- Three Spacious Bedrooms & Loft Room
- Beautiful Sitting Room & Dining Room
- Benefiting From Lovely Conservatory
- Off-Road Parking & Garden Room

- Immaculately Presented Throughout
- Two Stunning Shower Rooms
- Generously Sized Modern Fitted Kitchen
- Large Well Maintained Rear Garden
- Early Viewing Advised, EPC=D61



Cross Keys Estates

As one of Plymouths' leading **QUALIFIED** estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Plymouth

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.

The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.

There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.

Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

Beacon Park

This property is situated within the popular residential area of Beacon Park. Beacon Park being located within close proximity to Plymouth City Centre and having regular buses taking you into the City Centre. Plymouth has something for everyone, whether it is enjoying the Barbican with its fantastic restaurants and bars, or taking a pleasant walk along the South West Coastal Path. There is the Tamar Valley with its superb river creeks and estuaries, Dartmoor, one of the world's finest national parks and of course, the ancient county of Cornwall are all waiting to be explored.

More Property Information

This lovely home features three bright and spacious bedrooms and a loft room, providing plenty of room for family members or guests. The stunning shower room, along with a separate toilet, adds to the convenience of this well-designed property.

Outside, you will find a large, well-maintained rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The property also boasts off-road parking, a valuable feature in this sought-after area.

In summary, this semi-detached house on Beaconfield Road is a remarkable opportunity for those looking for a family home in a prime location. With its modern amenities, spacious layout, and beautiful outdoor space, it is sure to impress. Do not miss the chance to make this wonderful property your new home.

Entrance Hallway

Sitting Room

12'1" x 13'7" (3.69m x 4.15m)

Dining Room

12'3" x 13'1" (3.74m x 3.98m)

Conservatory

Fitted Kitchen

18'2" x 6'8" (5.53m x 2.04m)

Shower Room

Utility Room

8'6" x 3'5" (2.60m x 1.05m)

Landing

Primary Bedroom

12'2" x 11'10" (3.71m x 3.61m)

Bedroom 2

12'6" x 13'1" (3.80m x 3.98m)

Shower Room

Bedroom 3

7'10" x 7'10" (2.40m x 2.39m)

Loft Room

15'3" x 15'11" (4.64m x 4.84m)

Garden

Garden Room/Storage

16'4" x 8'1" (4.97m x 2.73m)

Window to rear, window to side, door.

Cross Keys Estates Lettings Department

Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905. Email.sarah@themortgagelab.co.uk



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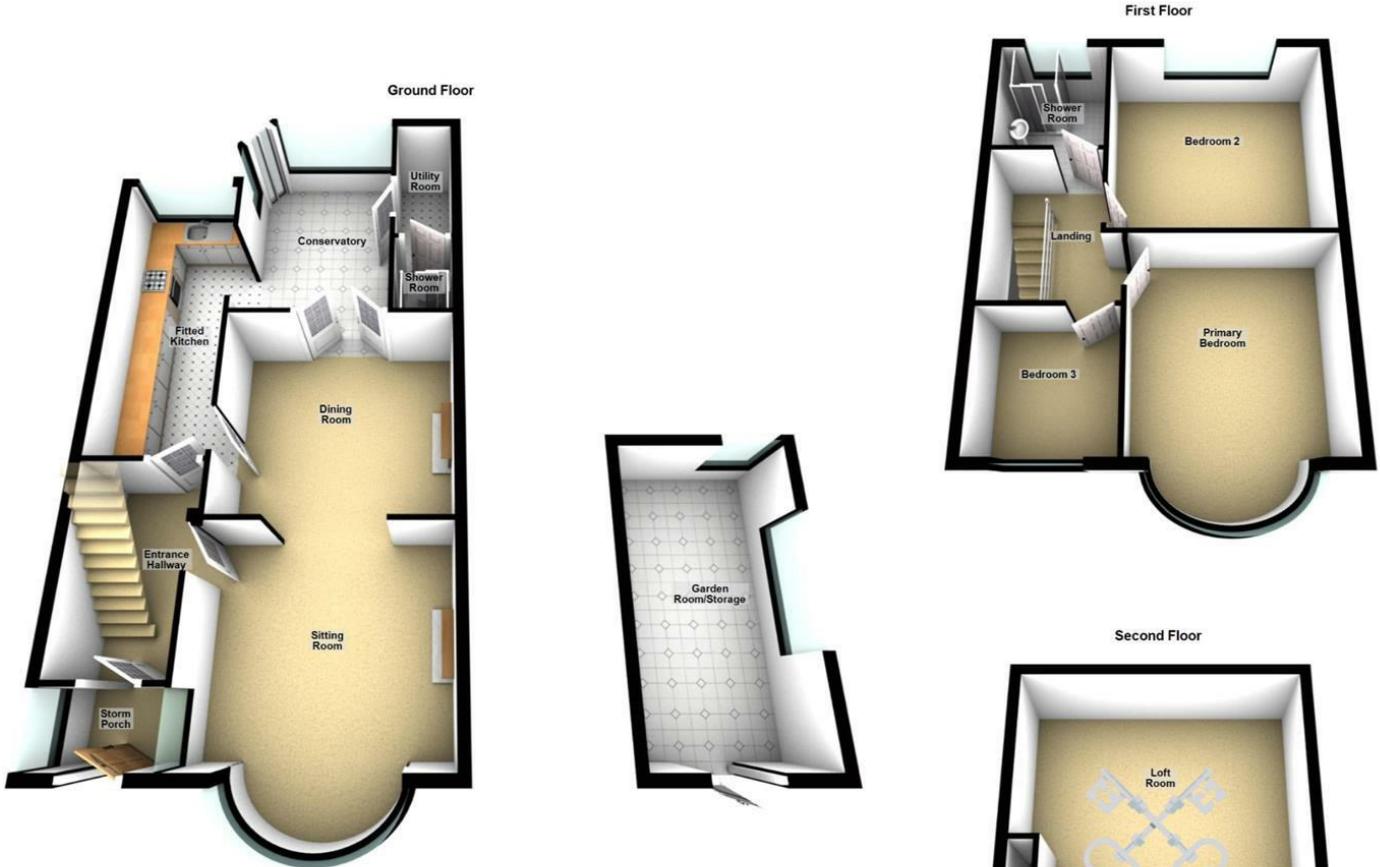
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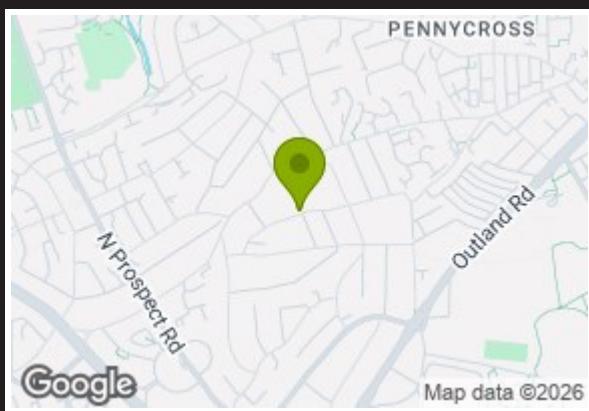
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. **IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band C



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