



**DC**  
LANE  
SELL • LET • MANAGE

South Down Road, Plymouth, PL2 3HW  
£280,000

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£280,000

# South Down Road

Plymouth, PL2 3HW

- Semi Detached Family Home
- Three Double Bedrooms
- Office/Playroom
- Garden
- Corner Plot
- Beacon Park Location
- Lounge & Dining Room
- Two Internal Storage Areas
- Garage
- Very Well Presented

## SEARCHES ORDERED MOVE BEFORE CHRISTMAS

DC Lane are proud to introduce to the market this splendid semi detached family home, located in the much sought after residential location of Beacon Park, close to local schools and amenities.

Offering versatile family living and entertaining space. this delightful property comprises of entrance porch opening into the light and airy lounge with modern fireplace, kitchen with an abundance of units opening through double doors into the dining room positioned at the front of the property with side door access to the garden. There is also a useful playroom/office on the ground floor. Stairs rise to the first floor with three bedrooms, master has built in wardrobes whilst bedroom three boasts elevated views stretching out to Plymouth Sound. The bathroom features a Victorian styled roll top bath. Internally on the lower ground floor there are two spacious useful storage areas, one housing the boiler.

Externally the detached garage has been converted into a utility area with mezzanine storage space and this impressive corner plot enjoys a garden laid to lawn with a decked area.

This attractive family home which was formally the local Post Office is within easy reach of the A38, City Centre and plentiful local amenities. With natural light flooding the property throughout a viewing is highly recommended, a superb home in a much sought after location.



## Ground Floor

Lounge	16'10" x 12'0" (5.14 x 3.68)
Dining Room	9'0" x 12'0" (2.75 x 3.68)
Kitchen	10'11" x 9'8" (3.33 x 2.97)
Playroom/Office	9'0" x 9'8" (2.76 x 2.97)

## First Floor

Bedroom One	12'0" x 14'3" (3.68 x 4.35)
Bedroom Two	12'11" x 11'11" (3.95 x 3.65)
Bedroom Three	8'11" x 9'10" (2.74 x 3.0)
Bathroom	10'8" x 7'6" (3.26 x 2.30)

## Lower Ground Floor

Storage One	8'11" x 9'8" (2.74 x 2.97)
Storage Two	10'10" x 9'8" (3.32 x 2.97)





External  
Garage

18'1" x 11'10" (5.52 x 3.62)

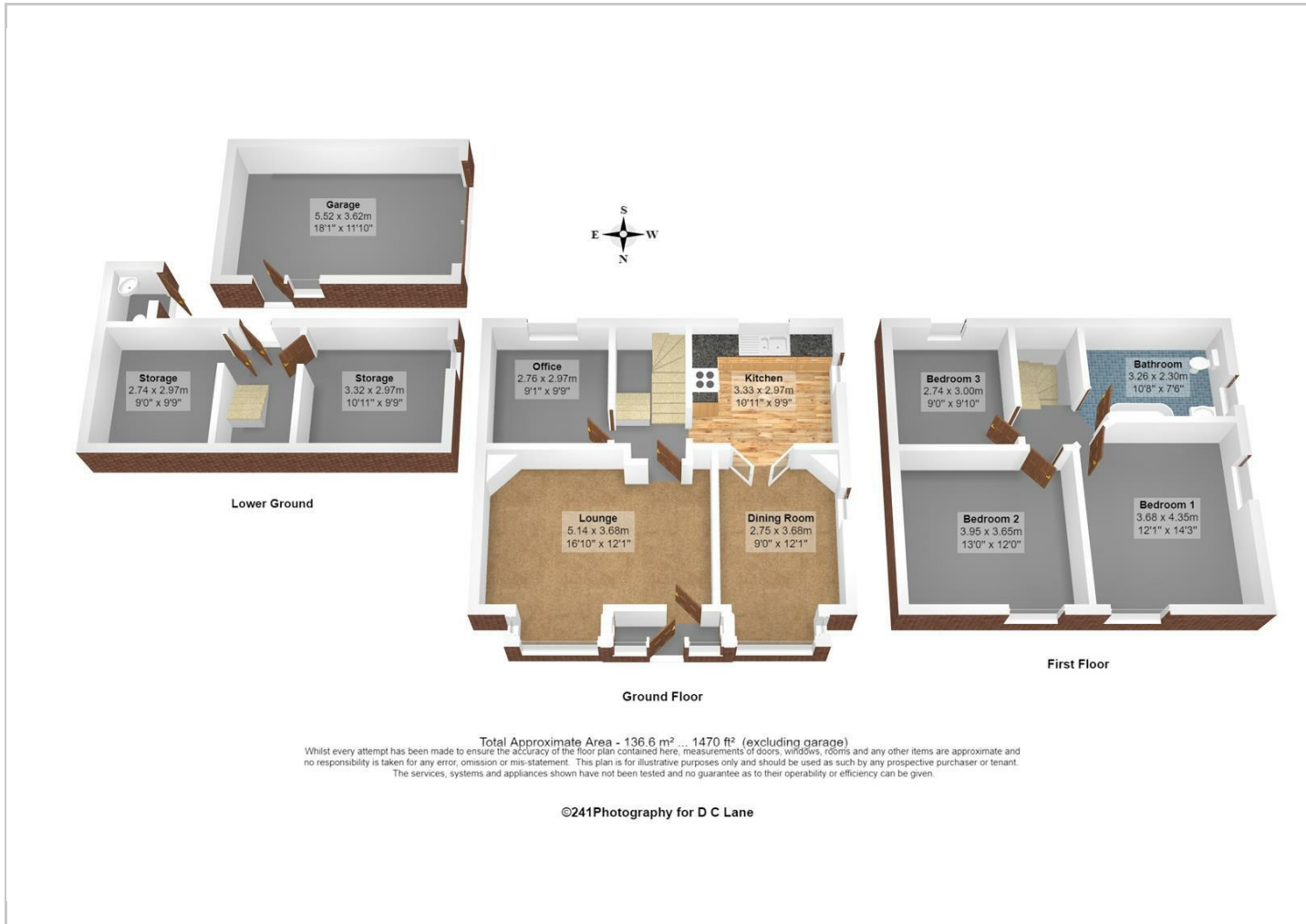
### Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Weston Park Rd and Continue onto Ham Dr 486 ft Turn left onto Langstone Rd 0.2 mi and Continue onto Beacon Park Rd. Go through 1 roundabout 0.6 mi and Turn left onto W Down Rd 0.1 mi. Turn left onto S Down Rd and the property will be at the end of the road on the left.

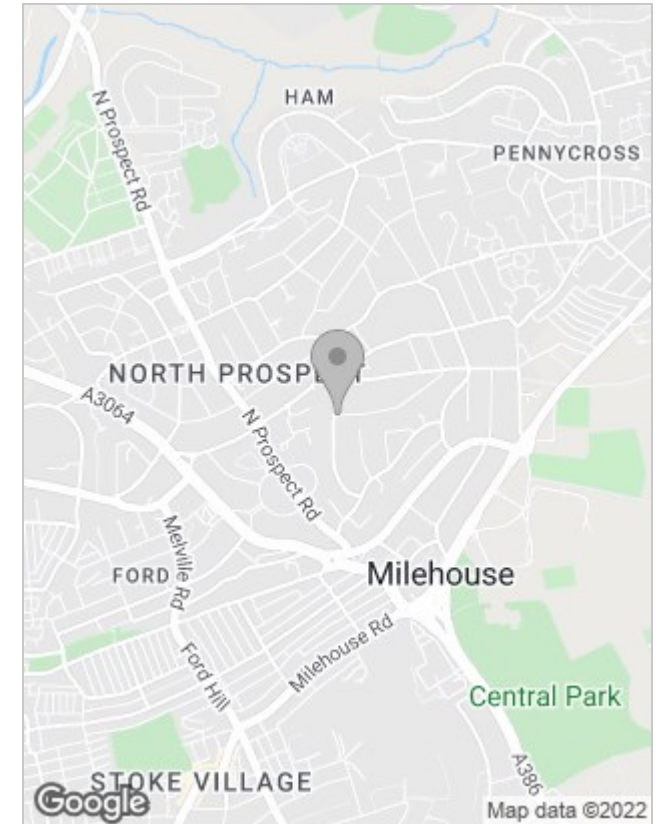




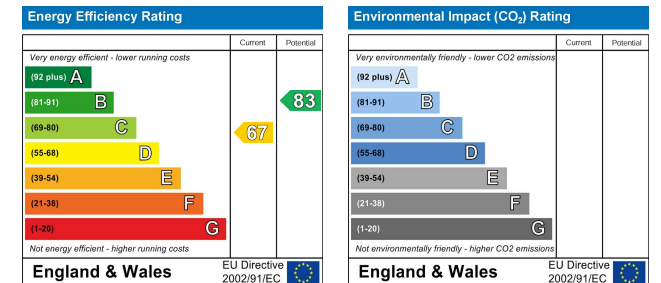
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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