







SELL • LET • MANAGE

FFF 32 Beaumont Road, Plymouth, PL4 9BN  
£115,000

 2  1  1  D



£115,000

# FFF 32 Beaumont Road

Plymouth, PL4 9BN

- First Floor Flat
- St Judes Location
- Parking Space
- Gas Central Heating
- Ideal Investment Opportunity
- Two Bedrooms
- Spacious Accommodation
- Well Presented
- Double Glazing
- No Chain

AVAILABLE FOR BUY TO LET INVESTMENT ONLY

DC Lane are delighted to present to the market this bright and spacious first floor flat located in the popular residential area of St. Jude's, within walking distance to the City Centre, local amenities and easy transport links to the A38 Expressway.

The accommodation comprises an impressive sized kitchen/diner fitted with a full range of wall and base units, sitting room with bay window and period fireplace, double bedroom and further bedroom with dual functionality with mezzanine level offering a double bed accessed via a ladder and floor space below as a perfect office for working from home. The bathroom features a brand new bath with shower over and the property benefits from gas central heating, double glazing, parking space for one car and communal courtyard garden.

This property is currently let on an Assured Shorthold Tenancy, offered with no chain and is an ideal investment opportunity with an annual rent of £8340 pa.



## First Floor Apartment

Living Room	11'9" x 12'6" (3.60 x 3.82)
Kitchen/Diner	11'9" x 13'9" (3.60 x 4.20)
Bedroom 1	11'4" x 11'6" (3.46 x 3.51)
Bedroom 2	6'2" x 12'6" (1.90 x 3.82)
Bathroom	7'2" x 5'4" (2.20 x 1.63)





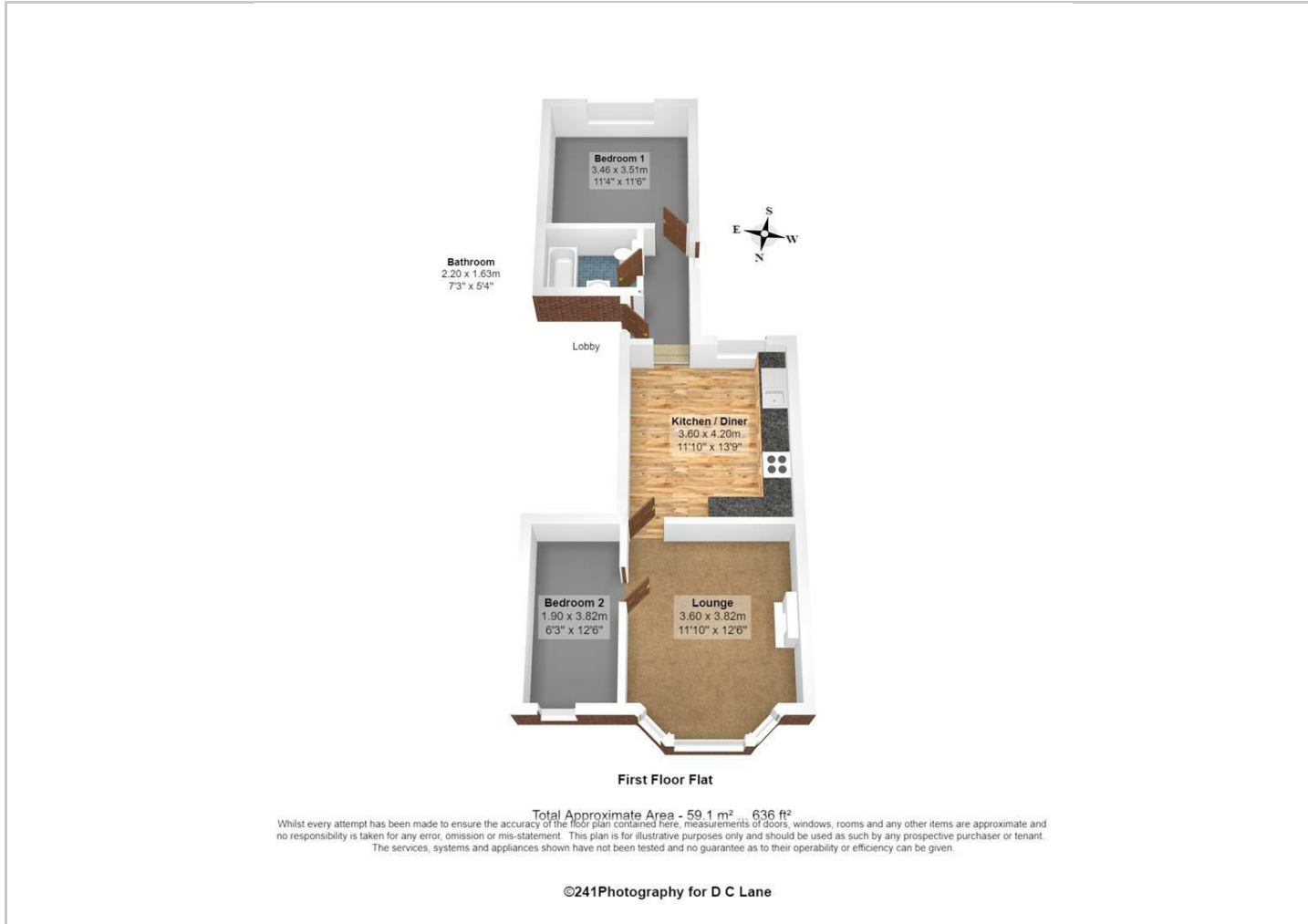
## Directions

From the A38 take the A374 into Plymouth, turning right onto Lanhydrock Road. Right onto Farington Road, then left onto Beaumont Road.





## Floor Plans

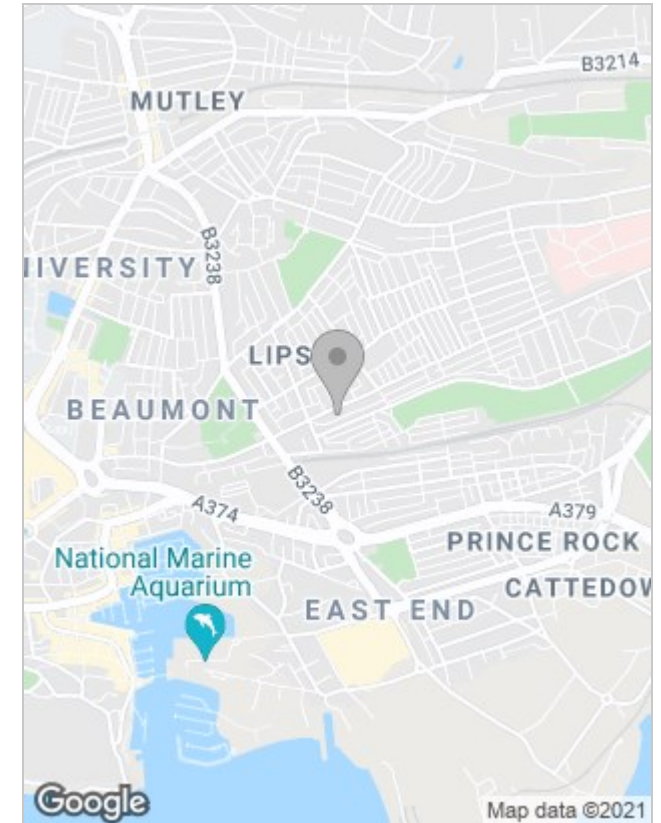


## Viewing

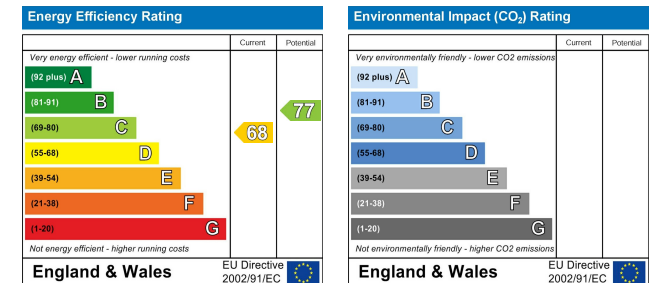
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk