

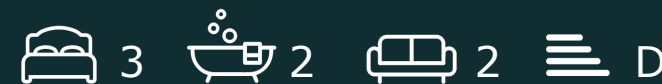
DC  
LANE

SELL • LET • MANAGE



South Down Road, Plymouth, PL2 3HP

Offers over £300,000 Freehold





Offers over £300,000

# South Down Road

Plymouth, PL2 3HP

- Detached Bungalow
- Beacon Park Location
- Level Access
- Beautifully Presented
- No Onward Chain
- Three Double Bedrooms
- Master En Suite
- Basement Room
- Rear Garden
- Council Tax Band C

DC Lane are proud to introduce to the market this splendid detached bungalow, located in the much sought after residential location of Beacon Park, close to local schools and amenities and within easy access to the City Centre, Central Park, A38 and major routes.

This impressive property offers level access into the welcoming entrance hallway, lounge with feature fireplace, a generous kitchen/dining room with an abundance of modern gloss cabinets and integrated appliances and bifold doors open into a sun room a wonderful space to enjoy the south facing sunshine with steps down to garden access. There are three double bedrooms, the master with an en suite shower room and a spacious bathroom with shower over the bath. The accommodation is well proportioned throughout and full of natural light.

Externally there is a basement room that spans the footprint of the property with newly installed gas central heating boiler, w/c with extractor, utility area and plentiful storage space. The south facing rear garden is enclosed and mainly laid to lawn and paved. There is side access to the front of the property and a driveway.

With cavity wall insulation and rewired in 2015, the current owner has excellent attention to detail and has presented the property beautifully. The enviable location completes the appeal of this deceptively spacious bungalow, with no onward chain a viewing is highly recommended.



## Ground Floor

Lounge	11'11" x 12'11" (3.65 x 3.96)
Kitchen Diner	15'3" x 9'6" (4.66 x 2.91)
Sun Room	18'11" x 3'3" (5.78 x 1.0)
Master Bedroom	11'7" x 11'11" (3.54 x 3.64)
En Suite	11'7" x 3'3" (3.54 x 1.0)
Bedroom Two	11'11" x 10'8" (3.65 x 3.26)
Bedroom Three	11'11" x 7'8" (3.65 x 2.34)
Bathroom	11'7" x 6'4" (3.54 x 1.95)
Lower Ground Floor	
Basement	27'9" x 32'4" (8.47 x 9.88)





## Directions

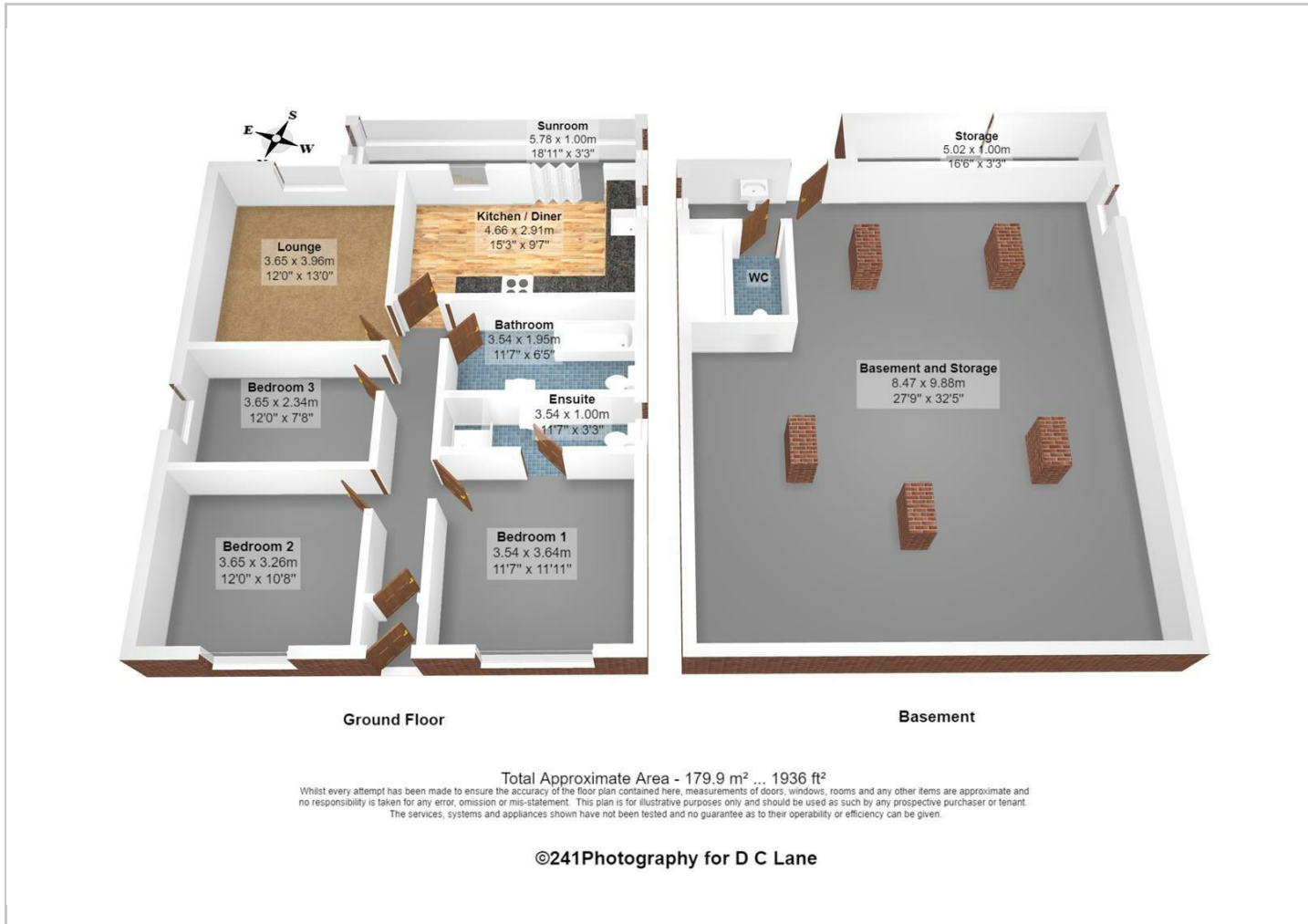
From Mutley Plain take Hyde Park Rd for 0.4 mi to Weston Park Rd and Continue onto Ham Dr 486 ft Turn left onto Langstone Rd 0.2 mi and Continue onto Beacon Park Rd. Go through 1 roundabout 0.6 mi and Turn left onto W Down Rd 0.1 mi. Turn left onto S Down Rd and the property is on the left.

**Council Tax Band: C**

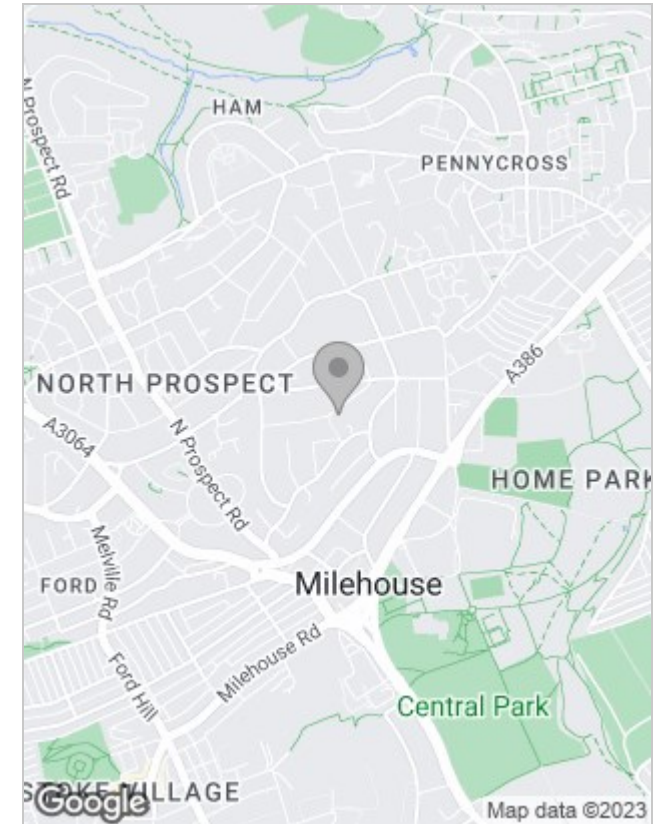




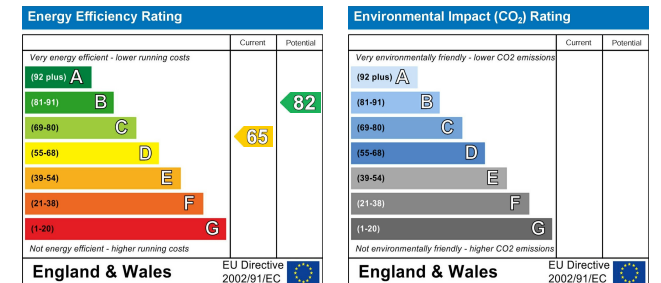
## Floor Plans



## 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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