



## 7 Beaconfield Road

Beacon Park, Plymouth, PL2 3LB

**Price Guide £260,000**



Spend time in viewing this lovely semi-detached double-fronted bungalow in Beacon Park. The accommodation is well-looked after & briefly comprises a lounge leading to a dining area, lovely-sized kitchen/breakfast room, 2 double bedrooms, both with fitted wardrobes, and modern shower room. Leading from the second bedroom is the conservatory, which in turn opens onto the rear garden. The property benefits from double-glazing & gas-fired central heating. The bungalow is located in a convenient area for the city centre.



BEACONFIELD ROAD, BEACON PARK, PL2 3LB

ACCOMMODATION

Access to the property is gained the uPVC part double-glazed entrance door leading into the entrance porch.

ENTRANCE PORCH

Double-glazed PVC-framed porch with pitch polycarbonate roof. Laminate floor. Part-glazed wooden inner door leading into the entrance hall.

ENTRANCE HALL

Providing access to the accommodation. Laminate floor.

DINING ROOM 10'5" x 11'9" (3.19 x 3.60)

Double-glazed window to the side elevation. Opening leading into the lounge.

LOUNGE 13'11" into bay x 11'9" into recess (4.25 into bay x 3.60 into recess)

Wall-mounted electric feature fire. Built-in storage units to both alcoves. Double-glazed bay window to the front elevation.

KITCHEN/BREAKFAST ROOM 14'9" x 9'9" incl kitchen units (4.50 x 2.98 incl kitchen units)

Series of matching white eye-level and base units with blackened rolled-edge work surfaces and tiled splash-backs. Inset stainless-steel single drainer single bowl sink unit with mixer tap. Eye-level twin oven and grill. 4-ring electric hob with an extractor hood above. Space and plumbing for a tumble dryer. Integrated dishwasher. Full-length built-in fridge and freezer. Cupboard housing the washing machine, wall-mounted gas boiler and further storage.

BEDROOM ONE 14'4" into the bay x 9'6" to wardrobe face (4.37 into the bay x 2.90 to wardrobe face)

Double-glazed bay window to the front elevation. Range of full-length wardrobes and head height storage units along one wall. Seat with drawer and storage beneath built into the bay.

BEDROOM TWO 12'1" x 9'5" to wardrobe face (3.70 x 2.88 to wardrobe face)

Louvre-fronted wardrobes, head-height storage units and display shelving to one wall. Part double-glazed PVC door providing access to the rear conservatory.

CONSERVATORY 10'7" x 9'6" (3.23 x 2.90)

Glass mono-pitched roof. Wall light. Power point. Double radiator. Double-glazed window. Double-glazed sliding patio doors providing a pleasant outlook and access onto the rear garden.

SHOWER ROOM 6'6" x 4'7" (1.99 x 1.40)

Lovely white modern suite comprising a good-sized walk-in shower cubicle with shower unit and spray attachment, sink unit with a mixer tap and a cupboard beneath and a low level toilet. Tiling to 2 walls. Built-in extractor. Loft hatch.

OUTSIDE

To the front of the property is a gravelled area with a path leading to the front entrance. A side path leads through to a gate providing access to the rear. The rear garden is enclosed by block-walling and has a small lawned area with a paved sitting area adjacent. There is a timber shed and access into the conservatory.

COUNCIL TAX

Plymouth City Council  
Council tax band C

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

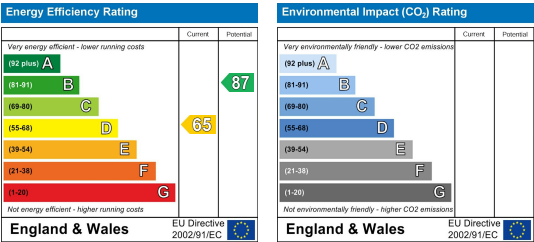
Area Map



Floor Plans



Energy Efficiency Graph



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