Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE

2 Kirkdale Gardens

Beacon Park, Plymouth, PL2 2RQ

£300,000

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A detached 1930s style bungalow in a cul-de-sac position being sold with no chain. The accommodation comprises of an entrance hall, lounge, dining room, kitchen, 3 bedrooms, shower room & a separate wc. There is off-road parking for 1 vehicle on the stone-chipped driveway & a rear garden mainly laid to lawn.

KIRKDALE GARDENS, BEACON PARK, PLYMOUTH, PL2 2RQ

ACCOMODATION

ENTRANCE
Twin uPVC obscured double-glazed door which opens up into the porch.

PORCH 5'10" x 1'10" (1.78m x 0.56m)
Aluminium double-glazed door which opens up into the entrance hall.

ENTRANCE HALL 13'2" x 6'7" maximum (4.02m x 2.02m maximum)
Doors leading through to the lounge, bedrooms, shower room & wc.

LOUNGE 15'0" x 12'11" (4.58m x 3.95m)
Two uPVC double-glazed windows to the side. Feature fireplace with wooden mantle & bricks around with wooden plinth either side for a TV stand. Glass-fronted gas fire. Archway opens up into the dining room.

DINING ROOM 11'5" x 10'11" (3.48m x 3.35m)
Ample space for a dining table. uPVC double-glazed door with windows on either side opening out to rear garden. Door opening up into kitchen.

KITCHEN 13'3" x 11'5" (4.06m x 3.49m)
Matching base & wall-mounted units to include twin oven. Space for an upright fridge/freezer. Washing machine. Roll-edge laminate work surface with inset 4 ring gas hob & stainless steel sink unit. Tile splash-back. uPVC double -glazed window to rear. Wall-mounted Ideal Logic boiler. Stable doors opening up to a shelved pantry with uPVC double-glazed window to rear. uPVC double-glazed door opening up to the side & rear garden.

BEDROOM ONE 12'5" x 12'1" (3.81m x 3.69m)
uPVC double-glazed bay window to front.

BEDROOM TWO 11'10" x 12'11" (3.63m x 3.95m)
uPVC double-glazed window to side.

BEDROOM THREE 15'5" x 11'10" (4.72m x 3.63m)
Currently being used as an additional lounge. uPVC curved, double-glazed bay to the front.

SHOWER ROOM 7'6" x 5'5" (2.3m x 1.66m)
Walk-in shower cubicle with fitted Electric Mira shower. Wash-hand basin inset into vanity storage cupboards below. Obscured uPVC double-glazed window to side. Access hatch to roof void. wc.

WC 5'1" x 2'7" (1.57m x 0.81m)
Close coupled wc. Obscured uPVC double-glazed window to side.

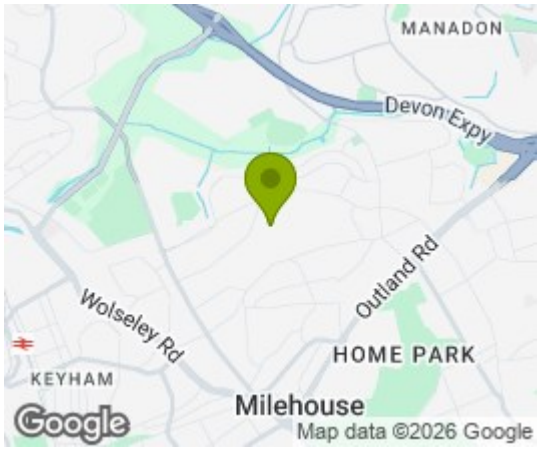
OUTSIDE
Property approached via wrought iron gate which gives access to a paved path which leads to the front door. Bordered on one side by an area of stone chippings which acts as a hardstand allowing for parking for 1 vehicle. Main front garden is laid to lawn with some inset shrubs and plants. A path runs alongside the front of the property & around to the rear garden.

REAR GARDEN
Mainly laid to lawn with hardstand where there is currently a greenhouse with flower & shrub borders with wood panel fencing as the boundaries.

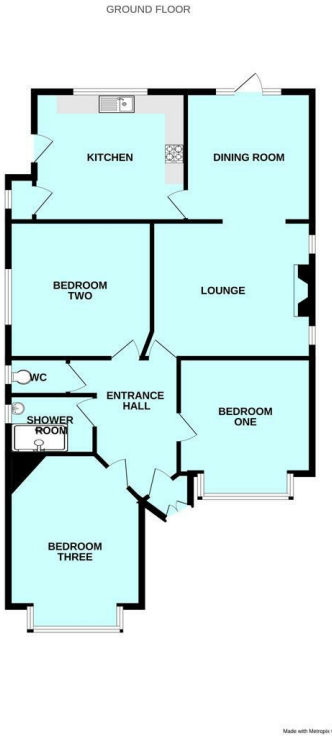
COUNCIL TAX
Plymouth City Council
Council Tax Band: C

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

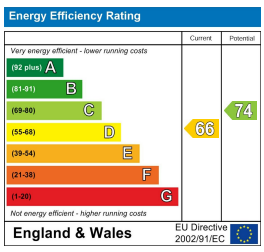
Area Map

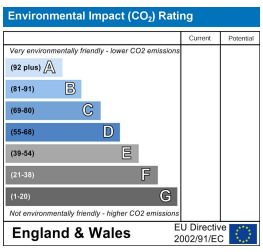


Floor Plans



Energy Efficiency Graph





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