



## 360 Beaumont Road

St Judes, Plymouth, PL4 9EN

£210,000



A terraced family home with distant views over the Embankment. The accommodation comprises an entrance hall, lounge/diner, kitchen, 4 bedrooms & a family bathroom. There is a front & enclosed rear garden. No onward chain.



## BEAUMONT ROAD, ST JUDES, PLYMOUTH, PL4 9EN

### ACCOMMODATION

Entrance via a uPVC obscured double-glaze door opens in to the entrance hall.

### ENTRANCE HALL 9'1" x 5'6" (2.79m x 1.69m)

Tiled floor. Staircase rising to the half landing & up to the first floor landing. Understairs storage cupboard. Wooden doors with glazed panels opens into the lounge & kitchen.

### LOUNGE 16'3" x 11'10" (4.97m x 3.62m)

Exposed wooden floorboards. uPVC double-glazed window to the front. uPVC double-glazed sliding door opening to the rear garden with views over the Embankment. Feature fireplace with wood mantle & surround, tiled inset & tiled hearth. Picture rail.

### KITCHEN 11'10" x 10'0" (3.61m x 3.06m)

Matching base & wall mounted units to include a fitted oven. Spaces for an upright fridge/freezer & washing machine. Roll edge laminate work surface has inset 4 ring gas hob & 1.5 bowl stainless steel sink unit with a mixer tap. Tiled splash-back. Tiled floor. Wall mounted Worcester boiler. uPVC double-glazed window to the rear with distant views over the Embankment & rear garden. uPVC double-glazed door opens to the rear garden.

### HALF LANDING

Door opening to the bathroom. Staircase leads up to the first floor landing.

### BATHROOM 6'9" x 5'2" (2.07m x 1.58m)

Matching suite of kidney shaped bath, close coupled wc & wash hand basin inset into vanity storage cupboards below. Part-tiled walls. Tiled effect vinyl flooring. Obscured uPVC double-glazed window to the front.

### FIRST FLOOR LANDING

uPVC double-glazed window to the front. Access hatch to roof void. Doors leading to the bedrooms & storage cupboard, above where the stairwell rises.

### BEDROOM ONE 14'10" x 11'1" plus the recess (4.54m x 3.4m plus the recess)

Two uPVC double-glazed windows to the rear overlooking the garden & distant views towards the Embankment. Feature fireplace.

### BEDROOM TWO 11'10" x 8'7" (3.61m x 2.63m)

Feature fireplace. uPVC double-glazed window to the rear with views over the garden & towards the Embankment.

### BEDROOM THREE 9'11" x 7'1" (3.02m x 2.16m)

Two uPVC double-glazed windows to the front. Laminate wood flooring.

### BEDROOM FOUR 8'9" x 7'4" (2.69m x 2.26m)

uPVC double-glazed window to the front.

### OUTSIDE

A path leads to the front. A section of lawn to the front. A path leads up to the road, through the garden.

### GARDEN

To the rear an enclosed garden. A gate opens to a walkway, leading to a shared access to the front. Paved patio seating area. Steps lead down to the main garden, where there is 2 sheds. A path bisects sections of lawn, flowerbeds, shrubs & borders.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

### SERVICES

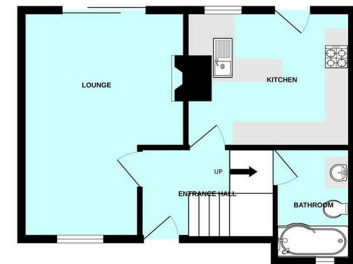
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map



## Floor Plans

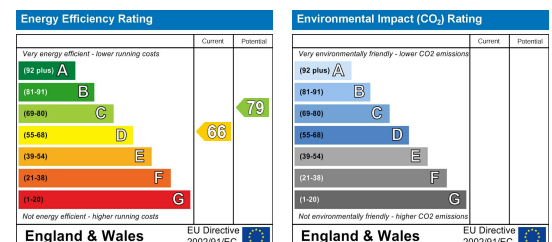
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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