Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

71 Beaumaris Road

Hartley Vale, Plymouth, PL3 5SA

Offers Over £250,000

3 | 1 | 1 | C

Semi-detached house, understood to be built in the 1970s. Owned for 30 years & upgraded over the years, particularly with modern replacement doors, windows, gutters & an upgraded central heating boiler. Good potential for further refurbishment. Generous sized lounge/dining room. Fitted integrated kitchen. 3 bedrooms. A bathroom/wc. Rectangular plot with long private drive. Front garden & rear garden is southwesterly facing, enclosed & low-maintenance. No onward chain.

HARTLEY VALE, PLYMOUTH, PL3 5SA

LOCATION
Location is found in the popular & established residential area of Hartley Vale with a good variety of local services & amenities to hand. There is convenient access close-by to the city & connections to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

HALL 13'8 x 6' (4.17m x 1.83m)
Staircase rises to the first floor. Under-stairs storage cupboard that houses the gas meter, electric meter & fuse box.

LOUNGE/DINING ROOM 22'11 x 11' maximum (6.99m x 3.35m maximum)
Set to the front with wide picture window. Focal feature fireplace with coal effect gas fire. Patio-style sliding door opening to the rear.

KITCHEN 8'9 x 7'11 (2.67m x 2.41m)
uPVC window to the rear and adjoining door. Fitted with a range of cupboard & drawer storage. Integrated appliances include a modern NEFF oven/grill. AEG 4 ring gas hob with AEG extractor hood over. Stainless steel sink.

FIRST FLOOR

LANDING
To the side an over-stairs cupboard which houses the Worcester gas fired boiler which services central heating & domestic hot water.

BEDROOM ONE 11'8 x 10'9 (3.56m x 3.28m)
Picture window to the front.

BEDROOM TWO 10'11 x 10'2 (3.33m x 3.10m)
Picture window to the rear.

BEDROOM THREE 7'3 x 6'5 (2.21m x 1.96m)
Window to the rear.

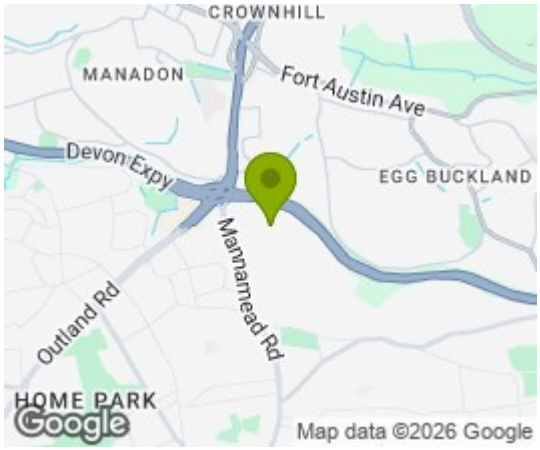
BATHROOM 6'4 x 5'6 (1.93m x 1.68m)
White suite with bath. Mira thermostatic shower over. Wc & wash hand basin.

EXTERNALLY
Long, private drive. Front-garden. Enclosed and low-maintenance rear garden with shed.

COUNCIL TAX
Plymouth City Council
Council Tax Band: C

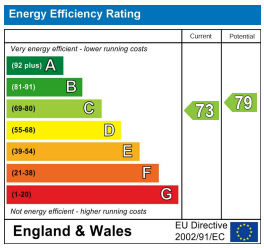
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

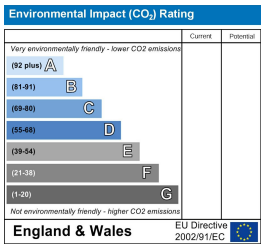
Area Map



Floor Plans

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk