



20 West Down Road

Beacon Park, Plymouth, PL2 3HF

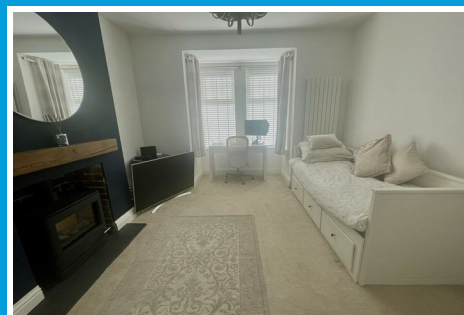
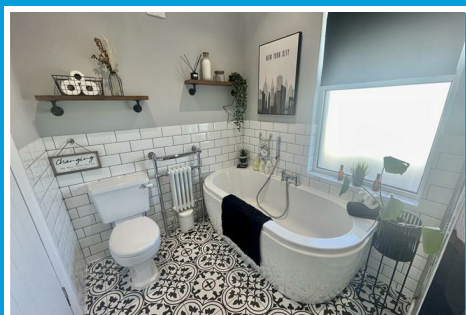
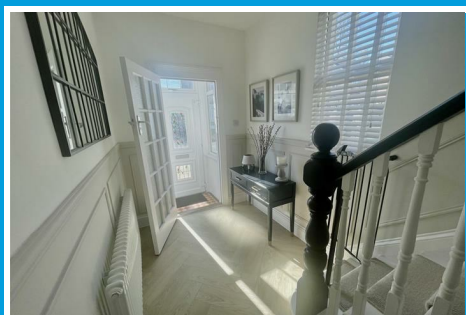
£400,000



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WEST DOWN ROAD, BEACON PARK, PLYMOUTH, PL2 3HF

ACCOMMODATION

Beautifully presented 1930s extended semi-detached house, which has been extensively upgraded, improved & refurbished, together with remodelling of the layout undertaken over the last 6 years, providing a comfortably appointed & welcoming home. The property comprising a porch, hall, 29ft large quality fitted kitchen/dining room/sitting area, downstairs wc, lounge/potential 4th bedroom, upstairs 3 bedrooms & a spacious family bathroom. Good off-street parking & a long level enclosed rear garden.

LOCATION

Found in this popular, established, residential area of Beacon Park with a good variety of local services & amenities to hand. The position convenient for access into the city & close by connection to major routes in other directions.

GROUND FLOOR

PORCH

7'2 x 2'5 (2.18m x 0.74m)

HALL

6'1 inches wide (1.85m inches wide)

Staircase to first floor

CLOAKROOM/WC

4'5 x 2'5 (1.35m x 0.74m)

White modern wc & wall mounted Worcester gas fired boiler servicing the central heating & domestic hot water.

LOUNGE/POTENTIAL BEDROOM FOUR

15'7 x 12'3 (4.75m x 3.73m)

Bay window to the front. Feature fireplace with log effect gas fire.

KITCHEN/DINING ROOM/SITTING AREA

29'2 x 18'6 maximum (8.89m x 5.64m maximum)

Quality fitted integrated kitchen with quartz worktops, a range of built-in storage, contemporary ceramic double under-mounted sink with mixer tap, Hoover washing machine, AEG dishwasher, AEG inductions hob, two Zanussi ovens including a regular oven & combination oven. A corner larder. Large central island with bin tidy under. The dining area with large atrium window providing ample natural light & triple folding door opening to the rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE

12'10 x 10'9 floor area (3.91m x 3.28m floor area)

Window to the front. Two built-in wardrobes to either side of the chimney breast.

BEDROOM TWO

12'11 x 11'11 maximumn (3.94m x 3.63m maximumn)

Window to the rear.

BEDROOM THREE

9'4 x 6'3 (2.84m x 1.91m)

Window to the front.

BATHROOM

9'1 x 6'4 (2.77m x 1.93m)

Window to the rear. Quality white modern suite with bath having side mixer tap & shower attachment, separate shower with handheld shower mixer & overhead douche spray, wc & wash hand basin. Extractor fan.

EXTERNALLY

A private drive providing off-street parking with space for up to 3 cars carefully parked. Wide side access to the enclosed long rear garden with wide paved patio, lawn & summerhouse at the end.

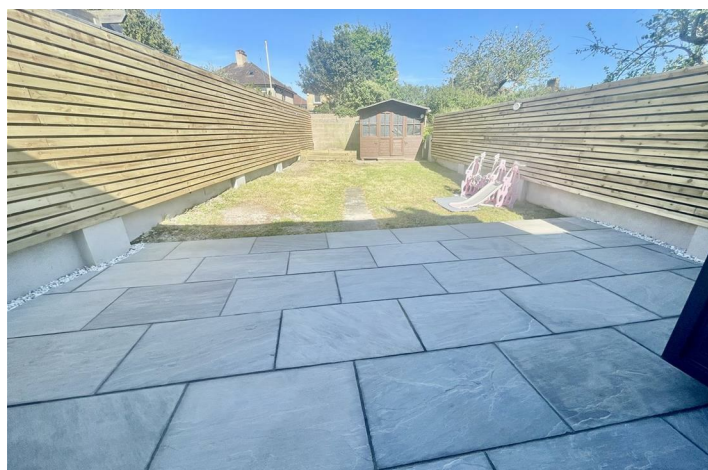
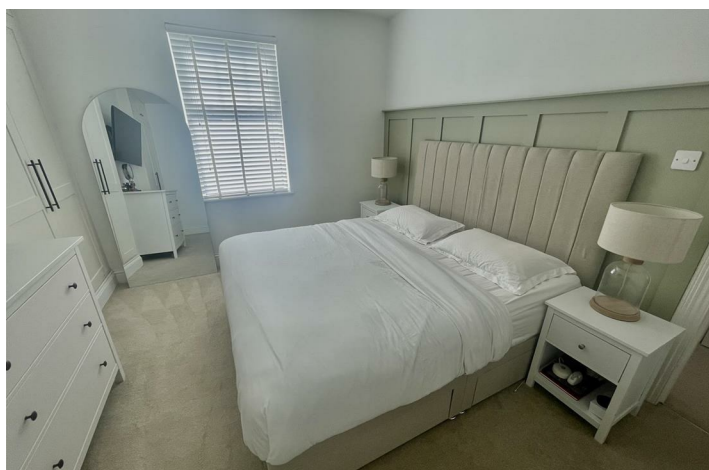
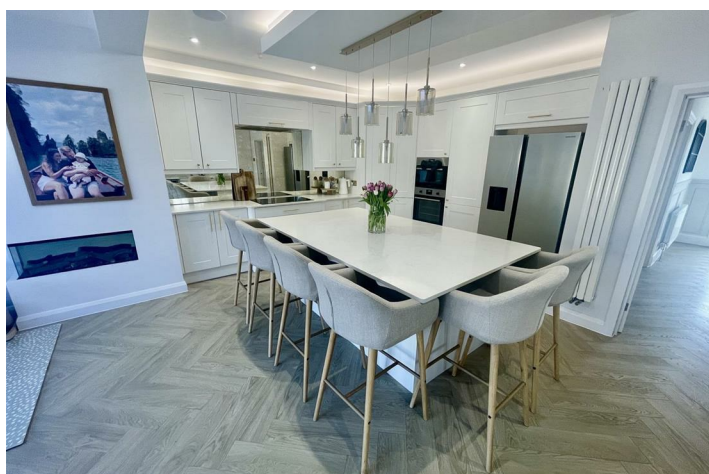
COUNCIL TAX

Plymouth City Council

Council Tax Band: C

SERVICES

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



Road Map



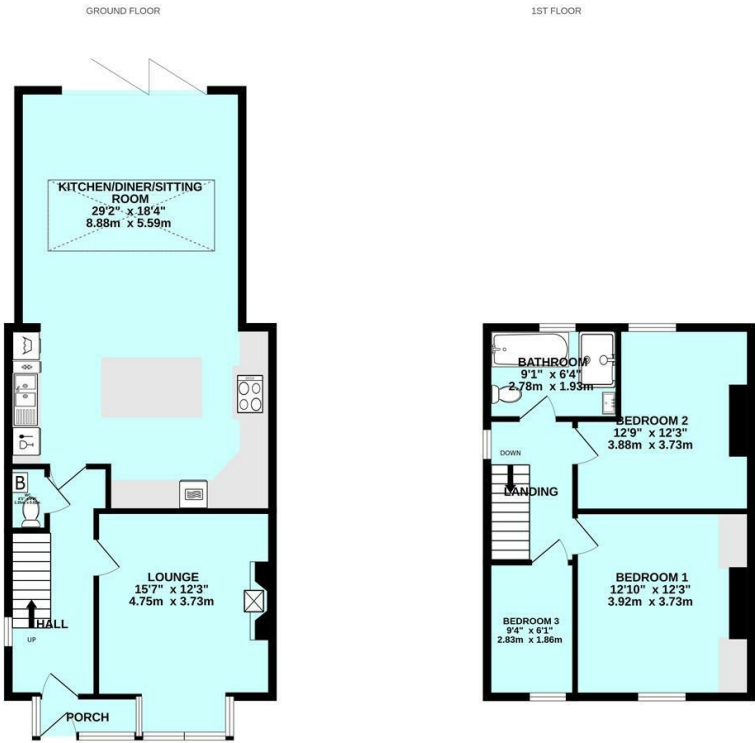
Hybrid Map



Terrain Map



Floor Plan

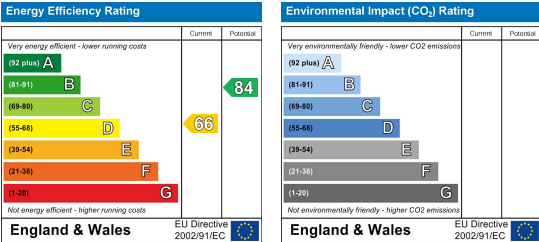


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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