



## 36 Merrivale Road

Beacon Park, Plymouth, PL2 2RW

**£250,000**



A semi-detached house built circa 1936. Improved & upgraded by the present owners. The benefit of gas fired central heating with a modern Vaillant boiler & uPVC double-glazing replaced 5 years ago. Standing on a generous-sized plot with wrap around gardens to the front & side laid to lawns, enjoying a good degree of privacy. A courtyard to the rear where stands a substantial garden store with power. The accommodation with porch, hall, good-sized front set lounge with fireplace, dining room connecting to the modern fitted integrated kitchen. At first floor level a landing giving access to 2 double bedrooms & a well appointed shower room/wc.



## MERRIVALE ROAD, BEACON PARK, PLYMOUTH, PL2 2RW

### LOCATION

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

### ACCOMMODATION

The property is approached via a porch and substantial central wide hallway from which a staircase rises to the first floor. A useful under stairs storage cupboard. A spacious front set lounge with bay window. A good-sized dining room with archway into the modern fitted integrated kitchen. The kitchen having 1.5 bowl sink unit, 4 ring gas hob with glass splash-back & extractor hood over, a Whirlpool dishwasher & a Hotpoint double oven/grill with spaces for a fridge/freezer & washing machine. Window to the front & velux style double-glazed roof light.

At first floor level, a landing giving access to the main bedroom with built-in wardrobes to one side & bay window to one end. A second double bedroom with window overlooking the rear & with built-in wardrobes. A well appointed shower room incorporating shower, wc & wash hand basin.

Externally there is private parking on a drive with gardens to the front & sides. Enclosed walled courtyard. Washing line & garden store with electric power.

### GROUND FLOOR

**PORCH 5'8 x 2'10 (1.73m x 0.86m)**

**HALL 12'10 x 6'1 overall (3.91m x 1.85m overall)**

**LOUNGE 13'3 max (into the bay) x 12'9 (4.04m max (into the bay) x 3.89m)**

**DINING ROOM 12'9 x 11 in part 7'11 (3.89m x 3.35m in part 2.41m)**

**KITCHEN 12' x 8' estimate (3.66m x 2.44m estimate)**

### FIRST FLOOR

#### LANDING

**SHOWER ROOM 6'8 x 4'6 (2.03m x 1.37m)**

**BEDROOM ONE 13'11 max into the bay x 11'1 (4.24m max into the bay x 3.38m)**

**BEDROOM TWO 12'9 max x 11'3 (3.89m max x 3.43m)**

### COUNCIL TAX

Plymouth City Council

Council Tax Band: B

### SERVICES

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

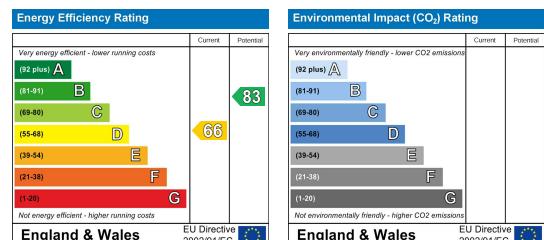
### Area Map



### Floor Plans



### Energy Efficiency Graph



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