



## 31 Beechwood Avenue

Mutley, Plymouth, PL4 6PW

£325,000



Located within walking distance of Mutley Plain and Plymouth City Centre is this period terraced family home with character features throughout. The spacious accommodation comprises porch, entrance hall, lounge, dining room, cloakroom, kitchen/breakfast room, 4 double bedrooms, shower room and a family bathroom. There is an enclosed rear courtyard garden.



**BEECHWOOD AVENUE, MUTLEY, PL4 6PW**

**ACCOMMODATION**

Wooden front door with obscured glazed panel opening into the porch.

**PORCH 4'0" x 3'10" (1.24 x 1.19)**

Decorative tiling below the dado height. Wooden door with obscured glazed panels opening into the entrance hall.

**ENTRANCE HALL 27'3" x 5'11" narrowing to 4'7" (8.31 x 1.82 narrowing to 1.4)**

Staircase rising to the first floor. Under-stairs storage cupboards. Coving. Ceiling rose. Doors providing access to the ground floor accommodation.

**LOUNGE 17'10" x 14'3" (5.45 x 4.35)**

Feature fireplace with marble mantel and surround, tiled hearth and cast iron inset with decorative tiles and an open grate. Exposed wooden floorboards. Picture rail. Coving. Ceiling rose. uPVC double-glazed bay window to the front elevation.

**DINING ROOM 13'9" x 12'4" (4.21 x 3.78)**

Fitted storage units either side of the chimney breast. Picture rail. Coving. Ceiling rose. uPVC double-glazed window to the rear elevation.

**DOWNSTAIRS CLOAKROOM/WC 3'7" x 3'2" (1.1 x 0.98)**

Matching suite comprising a close coupled wc and wall-mounted wash hand basin with a tiled splash-back. Tiled-effect vinyl flooring. uPVC double-glazed window to the rear elevation.

**KITCHEN/BREAKFAST ROOM 18'10" x 12'8" (5.76 x 3.87)**

Matching base and wall-mounted units with rolled-edge laminate work surface and mosaic-style tiled splash-back. Inset one-&-a-half bowl sink unit with a mixer tap. Inset 5-ring hob with a stainless-steel hood over. Integrated twin oven. Space for washing machine. Space for tumble dryer. Space for separate fridge. Space for dishwasher. Separate larder storage cupboard. Wall-mounted Worcester gas boiler. Tiled floor. 2 uPVC double-glazed windows to the side elevation and one to the rear. uPVC double-glazed door opening out to the rear garden.

**HALF LANDING**

Doors providing access to the shower room, bathroom and through to bedroom three. Access hatch to the roof void.

**BATHROOM 9'6" x 5'10" (2.9 x 1.79)**

Matching suite comprising a panel bath with an electric Triton shower over, close coupled wc and wash hand basin set into a white high gloss vanity cupboard below. Chrome towel rail/radiator. Tiled floor. Tiled walls. Obscured uPVC double-glazed window to the side elevation.

**SHOWER ROOM 6'0" x 2'10" (1.84 x 0.87)**

Comprising a shower cubicle with bi-fold door and a fitted shower, Tiled floor. Tiled walls. Obscured uPVC double-glazed window to the side elevation.

**BEDROOM THREE 12'9" x 12'8" (3.9 x 3.88)**

uPVC double-glazed window to the rear elevation overlooking the garden.

**FIRST FLOOR LANDING**

Access hatch to roof void. Doors providing access to bedroom one and an inner hallway providing access to bedrooms two and four.

**BEDROOM ONE 13'10" x 11'7" (4.24 x 3.54)**

Twin storage cupboards either side of the chimney breast. Picture rail. Coving. uPVC double-glazed window to the rear elevation.

**BEDROOM TWO 17'9" into bay x 9'1" widening to 11'5" (5.42 into bay x 2.79 widening to 3.48)**

uPVC double-glazed square bay window to the front elevation. Picture rail.

**BEDROOM FOUR 10'7" x 9'2" (3.25 x 2.8)**

uPVC double-glazed window to the front elevation. Picture rail. Twin doors opening to a high level storage area.

**OUTSIDE**

The property is approached via a path leading to the covered porch area. To the rear, there is an enclosed 'L-shaped' courtyard garden with a paved patio seating area. A couple of steps lead down to a wooden gate providing access to the rear service lane. Doorway to a storage cupboard. Outside storage shed with shelving.

**COUNCIL TAX**

Plymouth City Council  
Council Tax Band: C

**SERVICES PLYMOUTH**

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

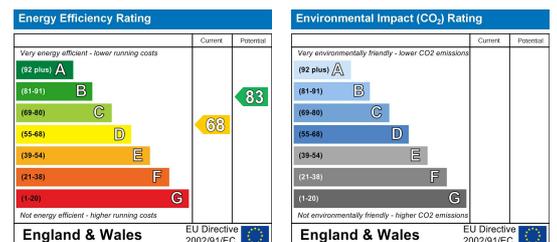
**Area Map**



**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.