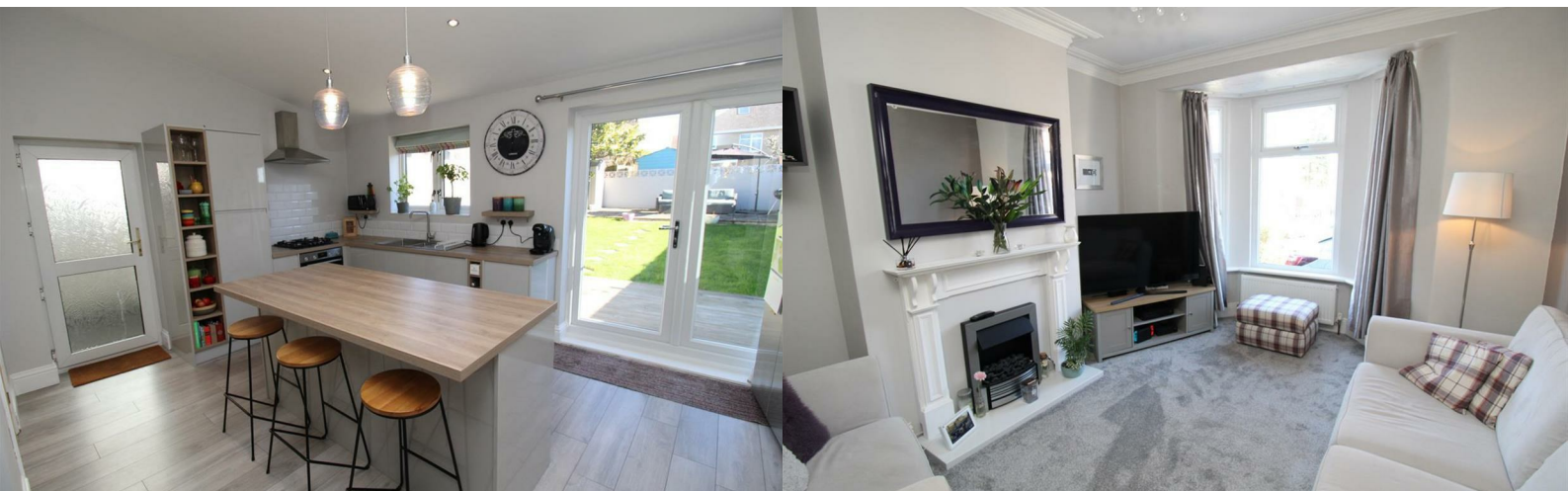




32 West Down Road

Beacon Park, Plymouth, PL2 3HF

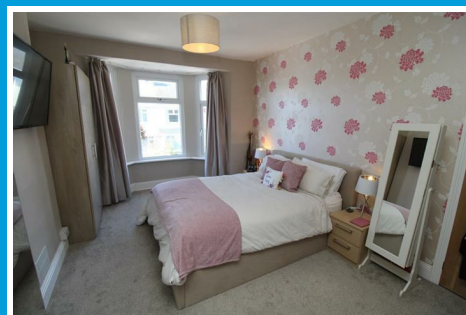
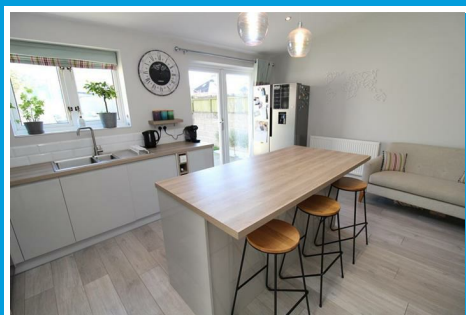
Guide Price £300,000



32 West Down Road

Beacon Park, Plymouth, PL2 3HF

Guide Price £300,000



GUIDE PRICE £300,000 - £310,000

THE PROPERTY

A well proportioned semi-detached house built circa 1925, which has in the past benefitted from a substantial single storey extension at the rear, which provides for an impressive kitchen/breakfast room having a distinct wow factor. A remodelled ground floor layout, incorporates a useful utility room and separate downstairs shower room/wc. This well proportioned home flows well, for example the kitchen/breakfast room has patio doors opening to the rear set deck and back garden. Upstairs three good sized bedrooms and a well appointed family bathroom. Double glazing and gas central heating with new Worcester boiler fitted in 2022 and Hive control.

LOCATION

Found in this popular established residential area with a variety of local services and amenities nearby. The position convenient for access into the city and close by connection to major routes in other directions.

ACCOMMODATION

The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

Pvc part double glazed door into:

PORCH

4'6" x 2'11" (1.37 x 0.89)

Glazed internal door into:

HALL

16'9" x 5'9" (5.11 x 1.75)

Staircase with carpeted treads rises in a straight run to the first floor, timber newel post, banister and rails. useful understairs storage cupboards the second housing the Worcester gas fired boiler servicing central heating and domestic hot water.

SHOWER ROOM/WC

6'3" x 4'2" (1.91 x 1.27)

Window to the side. White modern suite with close coupled wc, vanity wash hand basin with cupboard under, tiled splashback and mirror over, corner tiled shower with thermostatic control, handheld mixer and overhead douche spray.

LOUNGE

14'6" x 11'8" (4.42 x 3.56)

Wide bay window to the front elevation. Decorative coved ceiling. Focal feature fireplace with white surround, polished hearth and fitted electric fire. Wide arch to:

DINING ROOM

13'6" x 11'2" (4.11 x 3.4)

Further wide arch into:

KITCHEN/BREAKFAST ROOM

16'7" x 11'8" overall (5.05 x 3.56 overall)

Light and airy with double glazed door to the side, window and wide french doors overlooking and opening to the rear garden. Modern fitted with an excellent range of cupboard and drawer storage set in wall and base units, worksurfaces with metro tiled splashbacks, inset one and half bowl stainless steel sink with chrome mixer tap, quality integrated appliances include Bosch

Tel: 01752 664125

four ring variable sized gas hob with illuminated extractor hood over, Bosch dual oven/grill under and Bosch integrated dishwasher. Matching breakfast bar with additional storage under. A range of lighting including pendant light points and six down lighters.

UTILITY ROOM

6'3" x 4'5" (1.91 x 1.35)

Window to the side. Space for washing machine and tumble dryer. Built-in shelving.

FIRST FLOOR

LANDING

Window to the side. Access hatch to the loft.

BEDROOM ONE

16'10" x 11'4" (5.13 x 3.45)

Wide bay window to the front elevation. Ceiling light point.

BEDROOM TWO

11'1" x 11'1" (3.38 x 3.38)

Window overlooking the back garden.

BEDROOM THREE

10'7" x 6'4" (3.23 x 1.93)

Window to the front. Built-in wardrobe.

BATHROOM

6'3" x 5'3" (1.91 x 1.6)

Modern suite with close coupled wc, 'P' shaped panelled bath with separate taps, curved shower screen and Bristan electrically heated shower over, vanity wash hand basin with mixer tap and cupboard under.

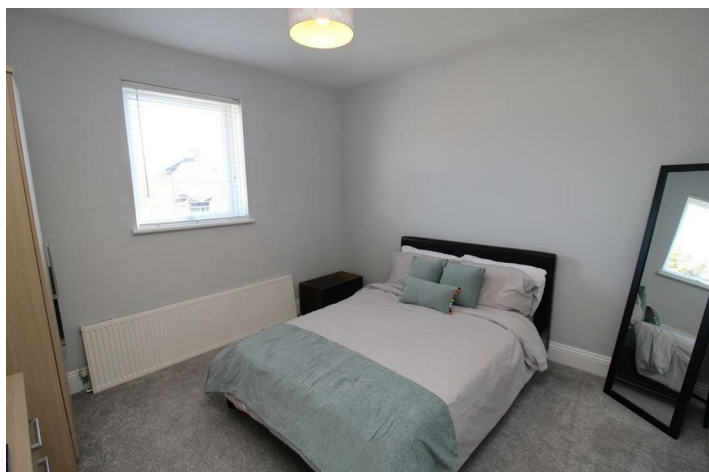
EXTERNALLY

At the front a wide crossover leads onto a brick paved drive providing off street parking. A wide side access path leads to the rear.

Here a good sized enclosed back garden with wall and fence boundaries. Level with wide decked patio, level lawn and at the end a further wide patio running across the width.

TENURE FREEHOLD

COUNCIL TAX BAND C



Road Map



Hybrid Map



Terrain Map



Floor Plan

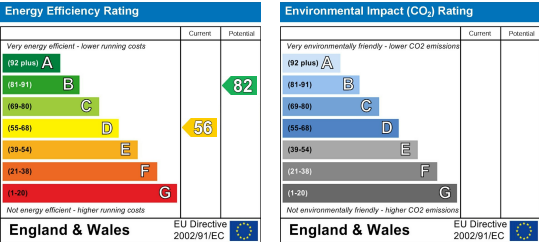


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Viewing

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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