



36 Beacon Down Avenue

Beacon Park, Plymouth, PL2 2RU

£400,000



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BEACON DOWN AVENUE, PLYMOUTH, PL2 2RU

SUMMARY

A stylishly refurbished family home. This beautifully modernised 3 bedroom semi-detached home combines character with contemporary living. Recently renovated to an exceptional standard, it is presented in as-new condition & ready for immediate occupation with no onward chain. Every detail has been considered in a comprehensive programme of refurbishment — including a brand-new gas boiler & central heating system, uPVC double-glazing, fully renewed kitchen, bathrooms & wc, fresh décor, & new flooring throughout. A turn-key home, thoughtfully refurbished and beautifully finished — ready for its new owners.

LOCATION

Set within the sought-after residential area of Beacon Park, this home enjoys a convenient position close to local shops, schools & amenities, with easy access to Plymouth City Centre & excellent transport links.

ACCOMMODATION

Step inside via the welcoming wood-panelled porch into a light hallway with useful under-stair storage & a cloakroom/wc. To the front, the elegant bay-fronted lounge features decorative panelling & a fireplace wired for an electric fire. Twin-glazed doors open into the expansive open-plan living space which comprises a contemporary kitchen with central island & premium integrated AEG appliances (steam oven, microwave, dishwasher, full-height fridge/freezer, & larder storage), a generous dining area, perfect for entertaining, a cosy snug with atrium window & French doors opening to the rear patio & garden. A separate utility/laundry room

houses the brand-new Vaillant boiler & provides an additional sink & storage. A downstairs shower room completes the ground floor.

Upstairs, the first-floor landing leads to 3 well-proportioned bedrooms. The master bedroom with fitted wardrobes, feature panelling & far-reaching views towards Cornwall. A second double bedroom to the rear, also with bespoke fitted wardrobes & panelling. A third bedroom with wardrobe & panelling, ideal as a child's room, guest space, or home office. The stylish family bathroom is fully tiled & features a bath, separate shower, wc, vanity unit with wash hand basin, & back-lit mirrors.

Outside, the property benefits from a low-maintenance landscaped rear garden with stone patio, level lawn, & newly fenced boundaries. To the front, a block-paved driveway offers parking for 2 vehicles & access to a garage, suitable for a small car or excellent storage.

PORCH

5'6 x 2'6 (1.68m x 0.76m)

HALL

14'7 x 5'7 (4.45m x 1.70m)

WC

3'10 x 2'3 (1.17m x 0.69m)

Wash hand basin & wc.

LOUNGE

16'8 x 12'6 maximum (5.08m x 3.81m maximum)

KITCHEN/DINING ROOM

18'8 x 9'4 overall open to (5.69m x 2.84m overall open to)

SNUG

9'2 x 8'8 with connecting hall (2.79m x 2.64m with connecting hall)

UTILITY ROOM

5'2 x 4'9 (1.57m x 1.45m)

SHOWER ROOM

5'2 x 3' (1.57m x 0.91m)

FIRST FLOOR

LANDING

BEDROOM ONE

14'5 x 9'3 floor area (4.39m x 2.82m floor area)

BEDROOM TWO

11'11 x 11'2 (3.63m x 3.40m)

BEDROOM THREE

8'9 x 7'2 (2.67m x 2.18m)

BATHROOM

7'5 x 7'3 (2.26m x 2.21m)

EXTERNALLY

TWO PARKING SPACES ON A PRIVATE DRIVE

GARAGE

17'3 x 9'6 maximum (5.26m x 2.90m maximum)

ENCLOSED REAR GARDEN

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.



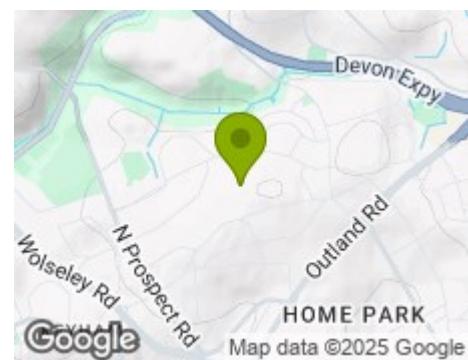
Road Map



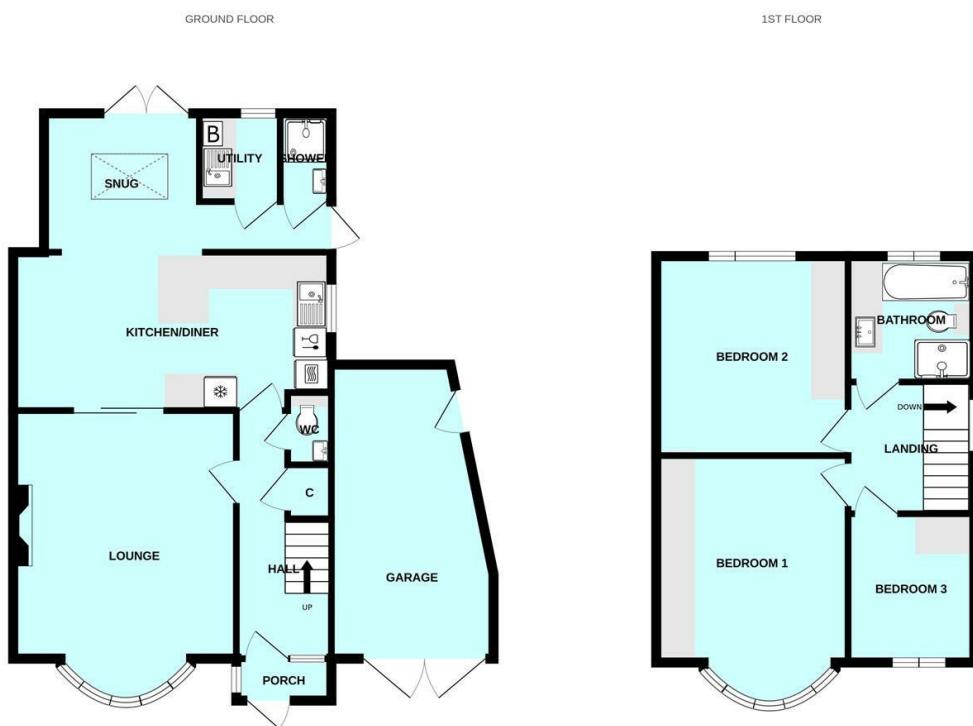
Hybrid Map



Terrain Map



Floor Plan

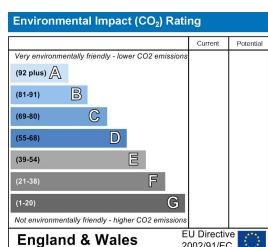
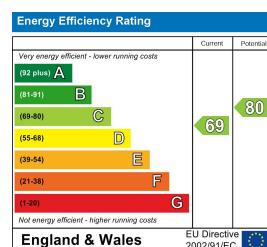


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Viewing

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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