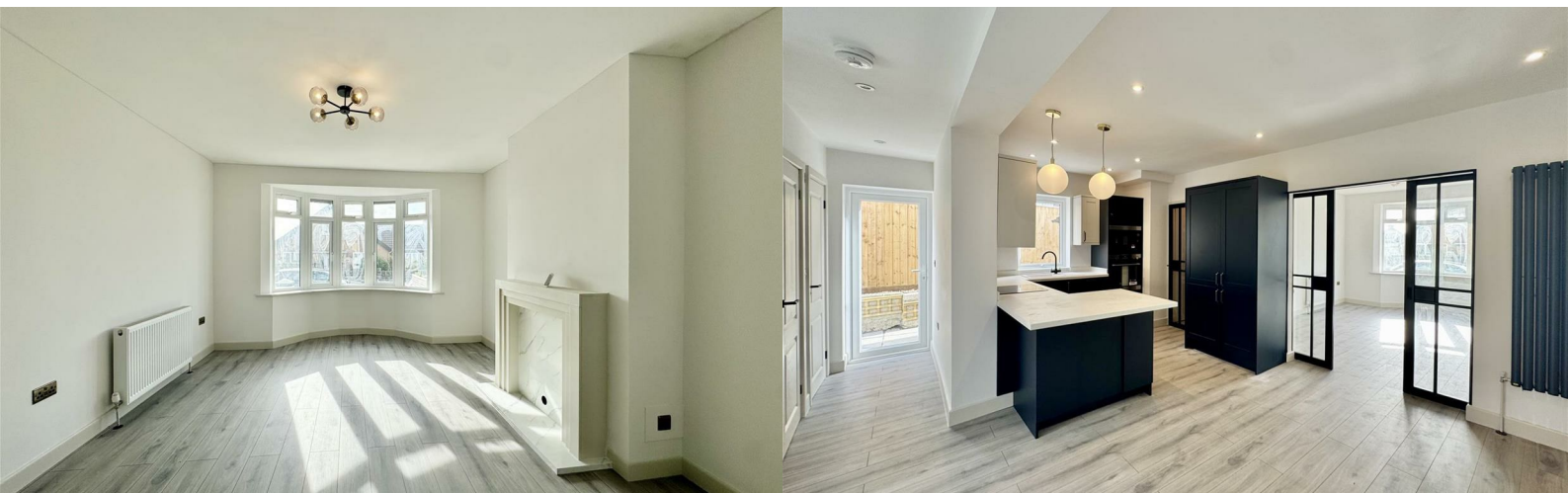




36 Beacon Down Avenue

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



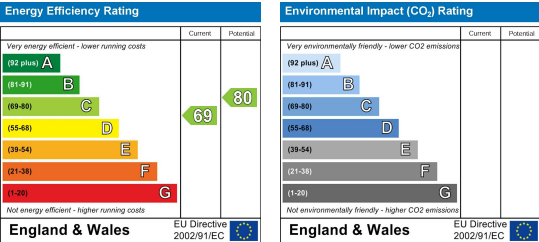
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.