



## 25 Dovedale Road

Beacon Park, Plymouth, PL2 2RR

£215,000



A semi-detached house believed to have been built 1920s/1930s retaining a variety of characterful & original period features such as tiled fireplaces & bakelite door furniture with modern gas boiler & modern uPVC double-glazing which is in need of updating & offers good potential. The accommodation comprises storm porch, hall, front set lounge, dining room, basic fitted kitchen which houses the modern Worcester boiler, outside wc & store. At first floor landing 3 bedrooms, 2 generous-sized doubles & shower room/wc. Private drive with front & enclosed rear garden. Vacant & no onward chain.





DOVEDALE ROAD, PLYMOUTH, PL2 2RR

LOCATION

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

ACCOMMODATION

STORM PORCH

Part glazed door with adjoining window into;

GROUND FLOOR

HALL 16' x 5'6 overall (4.88m x 1.68m overall)

Staircase rises to the first floor. Under stairs cupboard housing the mains electric meter & consumer unit. Second cupboard with window to the side.

LOUNGE 14'3 x 11'9 maximum (4.34m x 3.58m maximum)

uPVC double-glazed bay window to the front elevation. Ceiling light point. Picture rail. Tiled open fireplace & hearth.

DINING ROOM 12'5 x 11'1 maximum (3.78m x 3.38m maximum)

uPVC double-glazed window overlooking the rear garden. Picture rail. Tiled fireplace & hearth. Built-in older style storage to the right hand side.

KITCHEN 8'11 x 6'2 (2.72m x 1.88m)

uPVC double-glazed window to the side. Pine panelled door with double-glazed light to the rear. Basic fittings with stainless steel sink & tiled splash back. Wall mounted modern Worcester gas fired boiler servicing the central heating & hot water.

REAR LOBBY

Opens to the rear garden & off this;

WC 3'10 x 3'3 (1.17m x 0.99m)

Window & white modern wc.

STORE 3'10 x 2'9 (1.17m x 0.84m)

FIRST FLOOR

LANDING

uPVC double-glazed window to the side. Ceiling light point. Smoke detector.

BEDROOM ONE 12'5 x 11'5 maximum (3.78m x 3.48m maximum)

uPVC double-glazed window overlooking the rear garden. Tiled fireplace & hearth. Built-in shelved cupboard to the right. Picture rail.

BEDROOM TWO 14'11 x 10'4 maximum (4.55m x 3.15m maximum)

uPVC double-glazed bay window to the front. Picture rail. Tiled fireplace & hearth.

BEDROOM THREE 9'5 x 7' maximum (2.87m x 2.13m maximum)

uPVC double-glazed window to the front.

SHOWER ROOM 5'11 x 5'11 (1.80m x 1.80m)

uPVC double-glazed window to the rear. White modern suite with close coupled wc, pedestal wash hand basin with tiled splash back & thermostatic shower control.

EXTERNALLY

An entrance opens into a private drive which leads along the side of the property. Set back from the street & pavement by a front garden which is low maintenance with decorative stone chippings & variety of ornamental bushes including peony roses, plants & lavender. To the rear a good sized enclosed garden with walled boundaries, laid mainly to lawn, to one side with fruit canes. Mature apple trees.

GARDEN SHED 6'10 x 5'3 (2.08m x 1.60m)

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

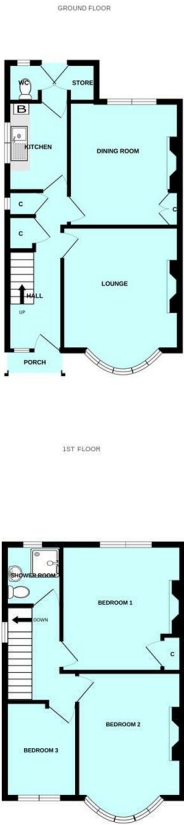
SERVICES PLYMOUTH

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

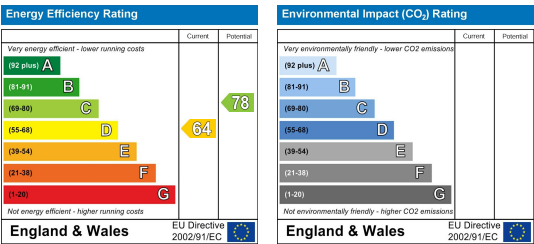
Area Map



Floor Plans



Energy Efficiency Graph



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