



5 West Down Road

Beacon Park, Plymouth, PL2 3HF

Offers Over £270,000



A semi-detached family home with garage, off-road parking & an enclosed rear garden. The accommodation comprises porch, entrance hall, lounge, open-plan kitchen/diner, 3 bedrooms & a family bathroom. The property is uPVC double-glazed & gas centrally heated.



WEST DOWN ROAD, BEACON PARK, PL2 3HF

ACCOMMODATION

Entrance via a uPVC double-glazed door into entrance porch.

ENTRANCE PORCH 5'10" x 3'4" (1.78 x 1.02)

uPVC double-glazed window to the side & front. Door into the entrance hall.

ENTRANCE HALL 11'10" x 5'4" (3.62 x 1.65)

uPVC double-glazed window to the side. Staircase rising to the first floor landing. Under-stairs storage cupboard. Door into the lounge. Entrance into the kitchen/diner.

LOUNGE 12'1" x 10'11" (3.69 x 3.35)

Feature fireplace with wooden mantle & surround with cast iron inset. uPVC double-glazed bay window to the front.

DINING AREA 10'5" x 13'10" (3.18 x 4.23)

Ample space for a dining table. uPVC double-glazed door opening up out to the rear garden. Entrance through to the kitchen.

KITCHEN 10'2" x 6'5" (3.12 x 1.97)

uPVC double-glazed window to the rear. Matching base & wall mounted units with work surface with inset sink unit. Position for an american fridge/freezer.

FIRST FLOOR LANDING 10'11" x 5'10" (3.34 x 1.78)

Doors leading off through to the bedrooms & bathroom.

BEDROOM ONE 13'10" x 9'6" plus chimney breast recess (4.23 x 2.9 plus chimney breast recess)

uPVC double-glazed window to the rear.

BEDROOM TWO 10'5" x 12'2" (3.2 x 3.71)

uPVC double-glazed bay window to the front.

BEDROOM THREE 8'7" x 5'10" (2.64 x 1.8)

uPVC double-glazed to the front.

BATHROOM 5'10" x 5'8" (1.78 x 1.74)

Matching suite. Kidney shaped bath. Pedestal wash hand basin. Close coupled wc.

OUTSIDE

Utility & garage.

UTILITY 10'8" x 9'11" (3.27 x 3.04)

Courtesy door to the side. Plumbing for a washing machine. Single-glazed window to the rear.

GARAGE 14'9" x 8'2" (4.52 x 2.5)

Up & over door.

GARDEN

Courtesy wooden gate to the side of the garage which opens up to a path running alongside. The garage towards the rear garden. A couple of decked seating areas. Main section of garden is laid to lawn.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

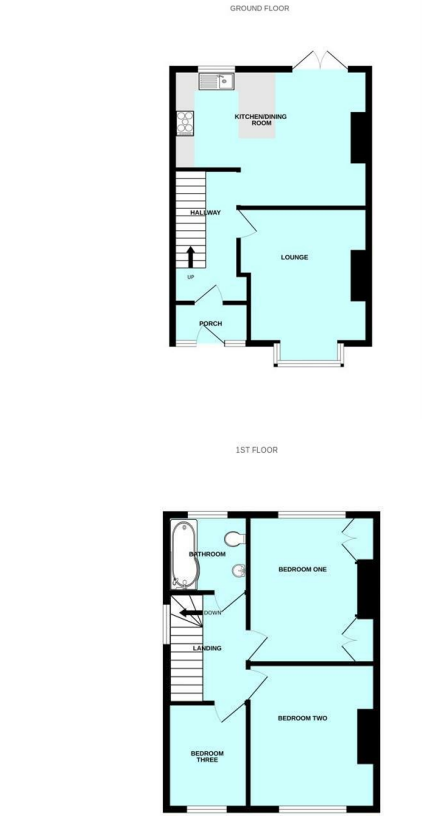
SERVICES

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

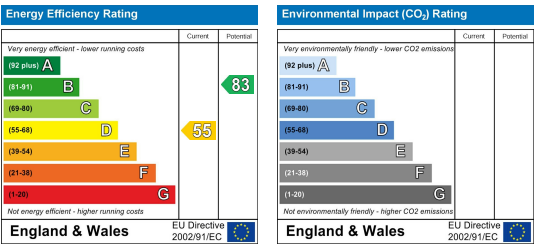
Area Map



Floor Plans



Energy Efficiency Graph



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