



**7 St. Boniface Close | Beacon Park | Plymouth | PL2 3QN**

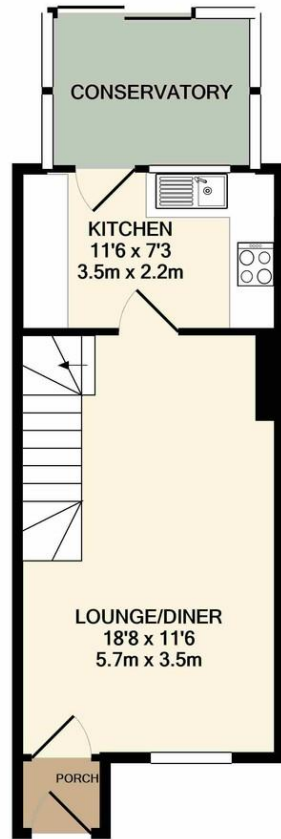
**In Region Of £180,000**

A modern two double bedroom property situated within a highly sought-after location. Upon inspection you will find an entrance porch, open plan living room, kitchen and conservatory.

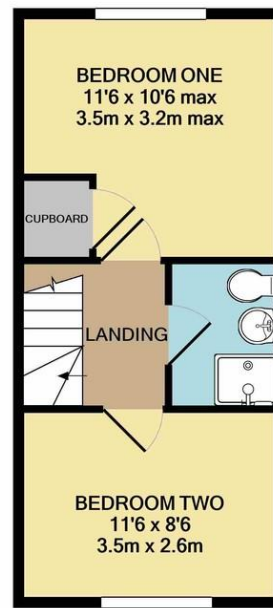
Whilst the first floor offers two double bedrooms and the shower room.

Outside there is a car hardstand and small garden area to the front, with the rear garden having a seating area, raised beds, timber shed, outside tap and side access gate.

- Two Double Bedrooms
- Modern Property
- Upvc Double Glazing
- Gas Central Heating System
- Conservatory
- Off Road Parking
- Close To Popular Schools
- Walking Distance To Central Park



GROUND FLOOR  
APPROX. FLOOR  
AREA 373 SQ.FT.  
(34.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 301 SQ.FT.  
(28.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 674 SQ.FT. (62.6 SQ.M.)

## Contact Details

48 Ebrington Street  
Plymouth  
Devon  
PL4 9AD

www.athomelettings.com  
info@athomeproperty.co.uk  
01752 777070

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

WWW.EPC4U.COM

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements