



**20 Beaumont Street**  
Milehouse, Plymouth, Devon, PL2 3AG



## Price Guide £235,000 Freehold

Situated in the popular location of Milehouse, close to Central Park, The Life Centre, Home Park and the nearby amenities of Stoke Village with regular public transport into Plymouth City Centre. The property still retains many period features including coved ceilings and picture rails

The accommodation briefly comprises of an entrance vestibule, hallway, sitting room, open plan dining room with adjoining fitted kitchen incorporating cream units, integrated oven and hob and a door leading to the rear garden.

On the first floor there are two double bedrooms and a single bedroom, there is a modern bathroom and stairs provide access to a utilised loft area with Velux windows.

The property has UPVC double glazing and gas fired central heating throughout. To the rear of the property there is an enclosed garden which enjoys an open aspect and there is also an outside shed.



## ROOM MEASUREMENTS

### GROUND FLOOR

Hallway	
Sitting Room	15' 8" x 13' 4" (4.78m x 4.06m)
Dining Room	12' 10" x 10' 10" (3.91m x 3.3m)
Kitchen	12' 7" x 7' 1" (3.84m x 2.16m)

### FIRST FLOOR

Landing	
Master Bedroom	12' 10" x 11' 6" (3.91m x 3.51m)
Bedroom 2	12' 11" x 10' 9" (3.94m x 3.28m)
Bedroom 3	7' 8" x 7' 5" (2.34m x 2.26m)
Bathroom	



## SECOND FLOOR

Loft

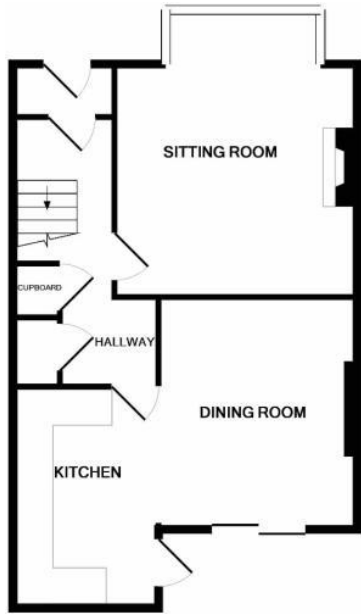
### OUTSIDE

Rear Garden

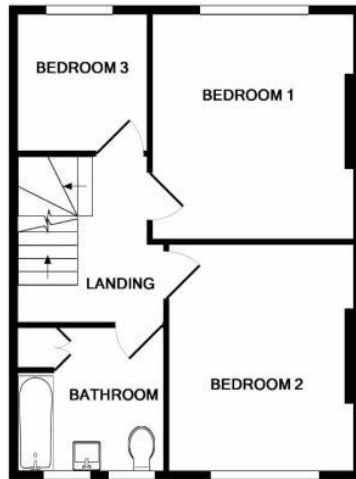
Council Tax Band: Band B

Local Authority: Plymouth City Council

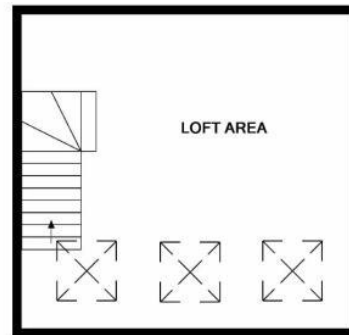
Sat Nav Postcode: PL2 3AG



GROUND FLOOR



1ST FLOOR




2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.  
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#### IMPORTANT NOTICE/CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### VIEWINGS STRICTLY BY APPOINTMENT

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