



LANG TOWN
& COUNTRY

8 North Down Road, Beacon Park, Plymouth, Devon, PL2 3HH


LANG TOWN
& COUNTRY
SALES

£260,000



Lang Town and Country are delighted to offer to the market this classic, much sought after three-bedroom semi-detached house which is being offered to the market for the first time in over 60 years. Positioned in the highly regarded and residential area of Beacon Park close to excellent schooling, local amenities including Morrisons Superstore, Plymouth Life Centre, Co-operative and the local nature reserve at Ham woods only a short walk away.

The property although has been well maintained over the years will require some modernising and updating but would make a fabulous family home with its spacious rooms and delightful south facing garden. Modern benefits include uPVC double glazing and gas central heating.

The accommodation comprises on the ground floor of an entrance porch, hallway with a feature stain glass window, a light and airy lounge with an attractive bay window to the front, a working gas fireplace and dining room with built in bespoke cabinetry. To the rear of the ground floor is the kitchen/breakfast room which has a range of wall and base units, larder, oven, grill, gas hob and sink with a drainer. The property has previously had an extension to create a lovely sunroom which has a gas heater and dual aspect with window to the side and sliding doors to the rear.



The accommodation continues upstairs where stairs lead up from the entrance hall to the first floor where there are three double bedrooms and a shower room. The master bedroom to the front has a range of built in wardrobes and drawers whilst the two further bedrooms have wash hand basins and built in storage. The shower room is tiled and comprises of a shower enclosure, wash hand basin, heated towel rail and the WC is separate.

Externally the rear garden is a fantastic size and enjoys a south facing sunny aspect and is mainly laid to lawn providing the perfect outside space for any growing family. Most importantly there is a garage with power which can be either front the rear garden and via the shared driveway to the front of the property. There is also a convenient outside WC.

An early viewing is recommended to appreciate this great property, with lots of potential, which is in a very popular residential area.

To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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