



LANG TOWN
& COUNTRY

22 St. Boniface Drive, Beacon Park, Plymouth, Devon, PL2 3QW



Price £325,000



Lang Town and Country are delighted to offer this modern style detached house, occupying a delightful location within this highly popular and desirable residential development. This well-proportioned detached house enjoys a wealth of excellent local facilities including, Montpelier School, Devonport High School for Girls, Central Park, The Life Centre, and good public transport to the city centre less than 3 miles away.

The property was built in the 1980s and has gas central heating, uPVC double glazing, and has been very well maintained over the years.

The accommodation comprises a welcoming entrance with access to the light and airy, lounge/diner with patio doors leading to the rear garden. The kitchen is fully fitted with a range of base units with laminate worksurfaces and matching wall cupboards, with a door and window overlooking the rear garden.



On the first floor there are three bedrooms, with bedroom one and two having a range of fitted wardrobes. The third bedroom is currently being used as an office. There is also a family bathroom on this level.

Externally there is a small front garden and a paved effect driveway, with access to the garage with a metal up and over door. The garage has power and light and a utility area. To the rear is a good sized, easy to maintain garden, with a variety of shrubs and bushes, patio area, raised gravelled area.

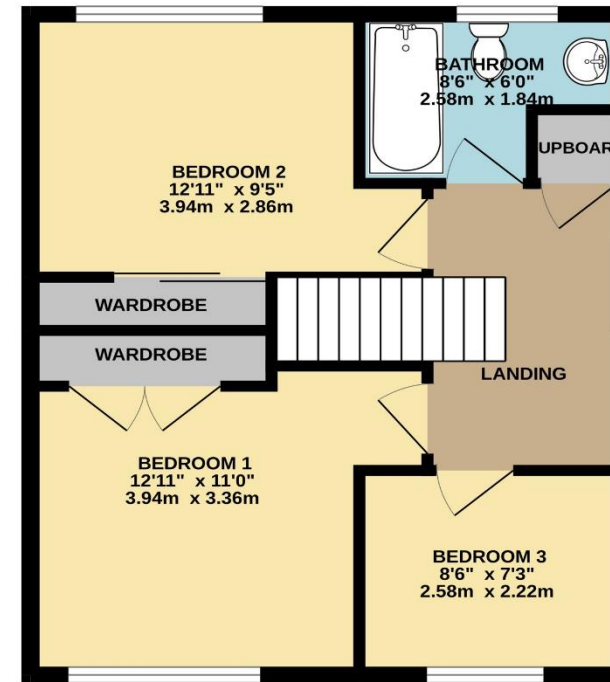
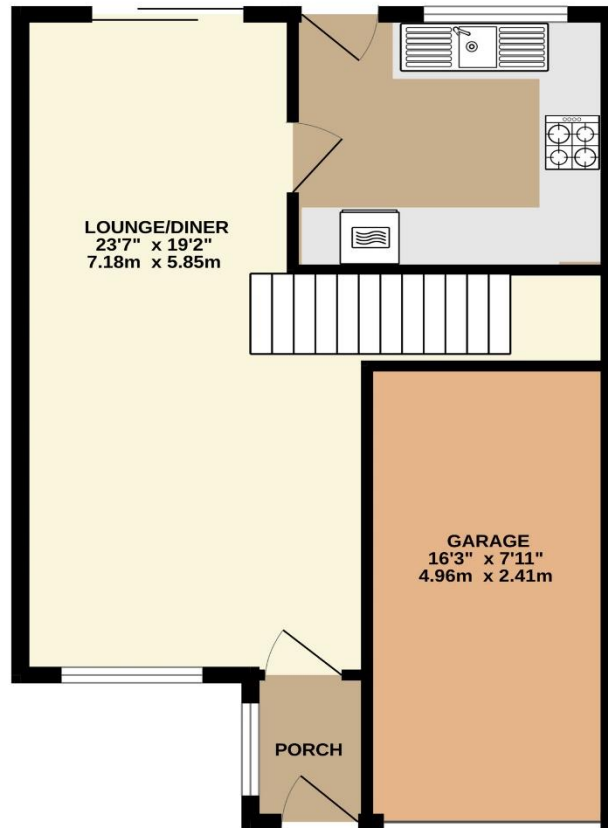
An early viewing is highly recommended to appreciate this fine home in a much sought after location.

Agents Note: The development is run by a management company and there is a yearly charge for the maintenance and upkeep of the estate. The fee is £77.40 PA these details should be confirmed by your solicitor.

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

www.langtownandcountry.com





TOTAL FLOOR AREA : 965 sq.ft. (89.7 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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