



Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

Email: office@swiftestateagents.co.uk
Website: www.swiftestateagents.co.uk



£230,000 FREEHOLD

Modern end terraced house, 2 double bedrooms, spacious lounge/dining room, driveway parking, owned solar panels, enclosed and level rear garden

BETHANY GARDENS, BEACON PARK, PLYMOUTH



PROPERTY DETAILS

Located within a popular and modern development in Beacon Park is this immaculately presented two double bed roomed end terraced house. Being sold with the added benefit of a driveway, enclosed and level rear garden, UPVC double glazing, gas central heating and owned solar panels. Conveniently located for Plymouth City Centre, schools, shops, bus routes and provides easy access to the A38. Set also within walking distance of Central Park, Home Park Stadium and Plymouth Life Centre. This home is the perfect purchase to get onto the property ladder and anyone looking for low-cost energy bills!

Council tax band – B
EPC - B

Canopied entrance with composite front door to;

ENTRANCE HALL

Stairs to first floor, radiator, Karndean flooring, doors lead off the entrance hall providing access to all ground floor rooms.

CLOAKROOM

Low level WC, pedestal wash hand basin with tiled surround, radiator, fuse box, Karndean flooring, UPVC obscure double glazed window to side elevation.

KITCHEN

9'10 x 6'1 (3m x 1.86m)

Modern fitted white high gloss base and eye level units, marble effect worktops, integrated appliances to include dishwasher, fridge freezer and washing machine. Fitted electric oven and gas hob with stainless-steel splashback and extractor hood over, single bowl single drainer sink and tap, cupboard housing wall mounted Ideal boiler providing hot water and central heating, UPVC double glazed window to front elevation, Karndean flooring.

LOUNGE/DINING ROOM

15'5 x 13'1 (4.7m x 4m max)

Double glazed French doors leading to the rear garden and additional side panels. Under stairs storage cupboard, Karndean flooring, radiator.

FIRST FLOOR

LANDING

Radiator. Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

13'1 x 10'1 (4m x 3.08m)

UPVC double glazed window to rear elevation, radiator.

BEDROOM TWO

13'1 x 8'4 (4m x 2.54m)

2 UPVC double glazed windows to front elevation, radiator, built-in cupboard over stairwell.

BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, fully tiled surround, low level WC, pedestal basin with tiled surround, stainless steel ladder style radiator, wood effect flooring, ceiling spotlights.

OUTSIDE

The front driveway provides parking for 1 large vehicle, flower border to the side and a pathway and gate which leads to the rear garden. The rear garden is enclosed with wooden fencing and has been landscaped to include a paved area leading off the rear of the property, lawn and raised timber decked sun terrace with planters. A wooden gate providing rear access. Useful outside tap. The property was installed with owned solar panels when built which provides your energy bills at a minimum.

AGENTS NOTE

We understand from the sellers that there is a service/maintenance charge of £184.67 per annum.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

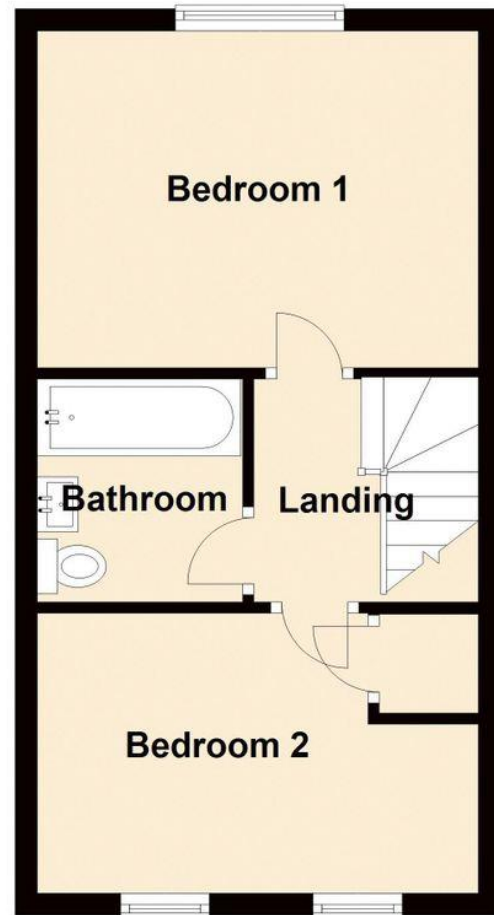
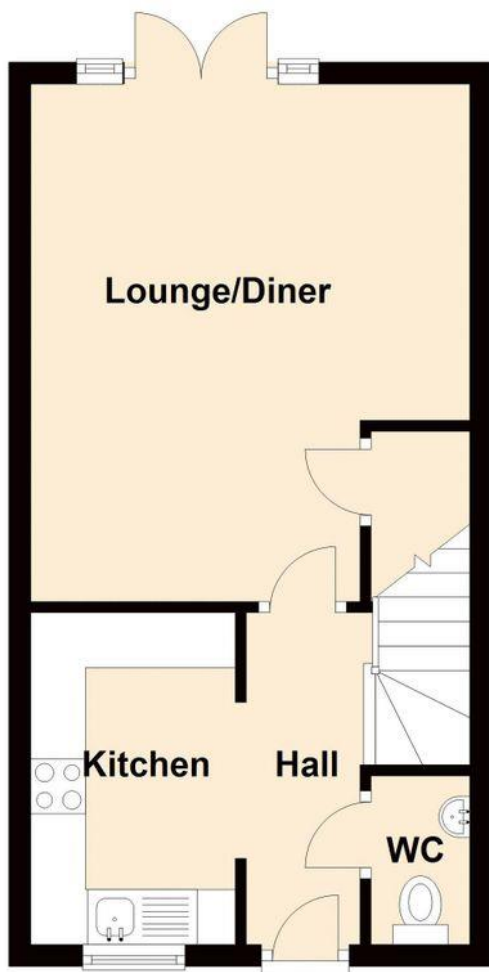
Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Follow us on Instagram & Facebook - swiftstateagents

