



58 South Down Road

Beacon Park, Plymouth, PL2 3HP

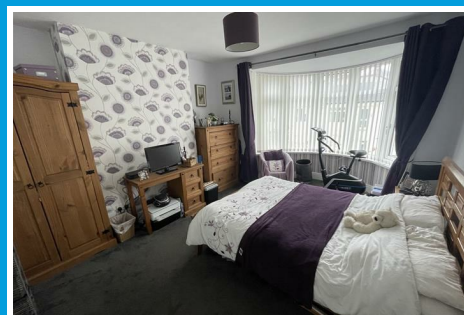
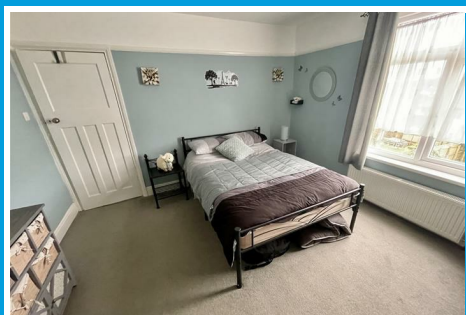
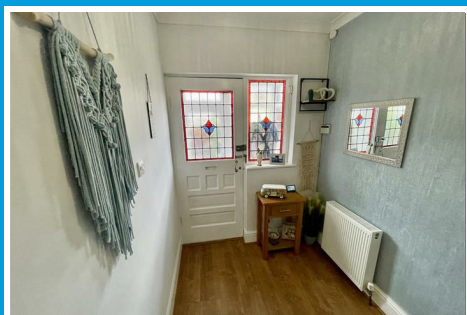
£290,000



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SOUTH DOWN ROAD, BEACON PARK, PL2 3HP

THE PROPERTY

A well presented semi detached house which is understood to date back to circa. 1932 and owned by the present owner for many years. Upgraded and improved with the installation of uPVC double glazed windows, re-wired and re-plumbed and maintained to a good standard. Providing well proportioned light and airy accommodation. On the ground floor with porch, spacious hall, generous size front set lounge with bay window and fireplace, a spacious modern fitted kitchen/dining room with integrated appliances and french doors overlooking and opening to the rear garden, a useful utility room and downstairs shower room/WC. On the first floor, three bedrooms and a well appointed family bathroom/WC. Front garden, side access and a long enclosed southerly facing back garden.

ACCOMMODATION

Part double glazed door into:

GROUND FLOOR

PORCH

5'3 x 3' (1.60m x 0.91m)

Half height brick walls surmounted by uPVC double glazed windows on three sides. Panelled part leaded glazed door with adjoining lead glazed window into:

HALL

12'2 x 6' (3.71m x 1.83m)

Staircase with carpeted treads rises to the first floor. Useful under stairs storage cupboard.

LOUNGE

15'2 x 13'2 max (4.62m x 4.01m max)

Curved uPVC double glazed bay window to the front elevation. Coved ceiling. Light point. Focal feature plug in wall mounted electric fire.

KITCHEN/DINING ROOM

19'8 x 12'3 overall (5.99m x 3.73m overall)

uPVC double glazed window to the side and PVC double glazed french doors overlook and open out to the rear garden. A modern fitted kitchen with work surfaces, tiled splash backs, inset one and a half bowl composite sink unit with chrome mixer tap. Quality integrated appliances include electric oven and fridge. Island incorporating breakfast bar, cupboard and drawer storage and five ring variable size gas hob. Fireplace. Picture rail.

UTILITY ROOM

7' x 5'9 (2.13m x 1.75m)

PVC part double glazed door with adjoining window to the rear garden. Work surfaces with space and plumbing under suitable for an automatic washing machine and tumble dryer. Wall mounted Worcester gas fired boiler servicing the central heating and domestic hot water.

SHOWER ROOM

Obscure uPVC double glazed window to the rear elevation. Quality white modern suite with close coupled WC, pedestal wash hand basin and quadrant tiled shower with Mira Vie electrically heated shower.

FIRST FLOOR

LANDING

Access hatch to the loft.

BEDROOM ONE

15'6 x 12'1 (4.72m x 3.68m)

Wide uPVC double glazed window to the front elevation.

BEDROOM TWO

13'1 x 12'4 max (3.99m x 3.76m max)

uPVC double glazed window to the rear with long views across the city towards Plymouth Sound in the distance. Picture rail.

BEDROOM THREE

7'10 x 7' (2.39m x 2.13m)

uPVC double glazed window to the front elevation. Picture rail.

BATHROOM

Obscure uPVC double glazed window to the rear. Quality white modern suite with close coupled WC, pedestal wash hand basin with shaver socket over and 'P' shaped panelled bath with curved shower screen and shower over. Tiled walls. Radiator.

EXTERNALLY

Set back from the street and pavement by a front garden with a variety of mature bushes and shrubs. A side

access pathway leads to the rear. At the rear, a long enclosed back garden ideal for children to play in safely. Wall and fence boundaries. Next to the house, a patio with pergola over and beyond, the main garden with lawned area with flower and shrub borders. Composite decked patio ideal for day long sunshine. Greenhouse and further lawn and a variety of bushes and shrubs. Clothes washing line. Outside water tap. Outside power point.

AGENTS NOTE

Tenure - Freehold.

Plymouth City Council - Band C.



Road Map



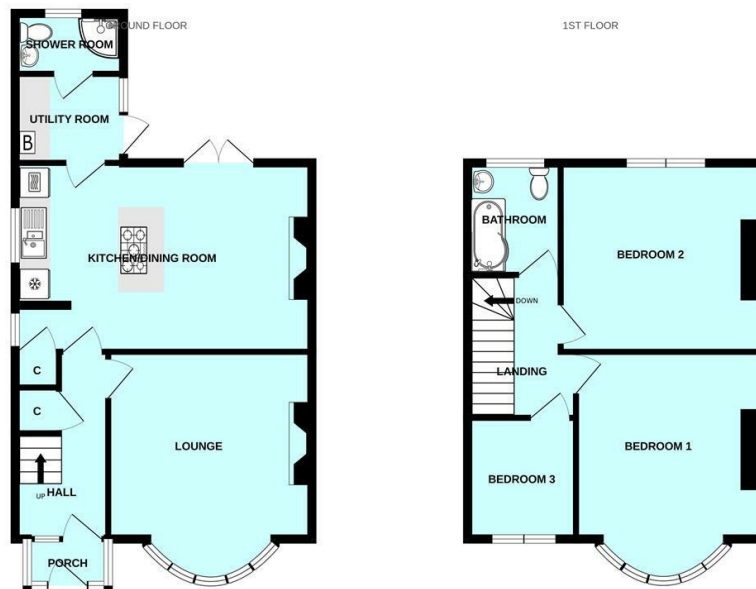
Hybrid Map



Terrain Map



Floor Plan

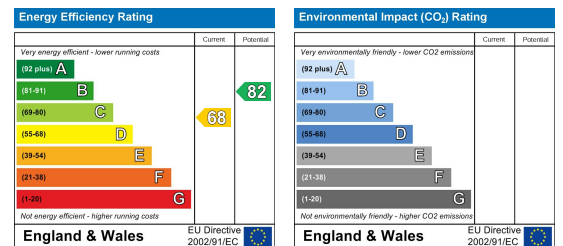


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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