



## 41 Beacon Down Avenue

Beacon Park, Plymouth, PL2 2RX

£310,000



Well proportioned light & airy semi detached house believed to have been built in the 1950's, well maintained, upgraded & improved over the years and having the benefit of double glazing & gas fired central heating with a recently replaced boiler. Standing on a good size corner plot with wrap around gardens to the front and side. A private drive providing off street parking, garage and courtyard with hot tub to the side, outbuilding and to the rear, a southerly facing landscaped low maintenance back garden. Lounge, dining room, kitchen, utility room, three bedrooms, bathroom & separate WC.



## BEACON DOWN AVENUE, BEACON PARK, PL2 2RX

### LOCATION

Found in Beacon Down Avenue in this quiet established residential area in Beacon Park with a good variety of local services and amenities including schools, doctors surgery, park within 15 minutes and stores such as The Range close by. The position is convenient for access into the city and close by connections to major routes in other directions.

### ACCOMMODATION

uPVC double glazed sliding door into:

### GROUND FLOOR

#### ENTRANCE PORCH 5'8 x 1'10 (1.73m x 0.56m)

uPVC part double glazed door with adjoining window into:

#### HALL 14'3 x 5'7 (4.34m x 1.70m)

Staircase with carpeted treads rises in a straight run to the first floor. Useful under stairs storage cupboard.

### WC

Window to the side. Close coupled modern white WC.

#### LOUNGE 13'1 x 12'7 max (3.99m x 3.84m max)

Wide bay window to the front elevation. Coved ceiling. Focal feature fireplace with feature stone surround and hearth and plug in electric fire. Wide archway to:

#### DINING ROOM 12'11 x 10'11, in part 12'7 max (3.94m x 3.33m, in part 3.84m max)

Picture window overlooking the back garden. Coved ceiling.

#### KITCHEN 9'9 x 7'4 (2.97m x 2.24m)

Window to the side. Fitted kitchen with a good range of cupboard and drawer storage set in wall and base units with roll edge work surfaces and metro tiled splash backs. Contemporary Belfast style one and a half bowl sink unit with chrome mixer tap. Integrated appliances include Belling four ring variable size electric hob with extractor hood over and with electric oven under. Doorway into:

#### UTILITY ROOM 5'5 x 4' (1.65m x 1.22m)

Window to the side and PVC part double glazed door to the back garden. Work surface with two spaces and plumbing under suitable for automatic washing machine and tumble dryer. Wall mounted Vaillant Eco Tec Pro 30 gas fired boiler servicing the central heating and domestic hot water.

### FIRST FLOOR

### LANDING

Window to the side. Access hatch to insulated loft.

#### BEDROOM ONE 12' x 11' (3.66m x 3.35m)

Window to the front. Ceiling light point. Two wardrobe units.

#### BEDROOM TWO 11'11 x 8'11 floor area (3.63m x 2.72m floor area)

Window to the rear. Run of built in wardrobes and cupboards to one side.

#### BEDROOM THREE 8'8 x 7'4 (2.64m x 2.24m)

Window to the front.

### BATHROOM

Obscure glazed window to the rear. Quality white modern suite with vanity wash hand basin and cupboard under. 'P' shaped panelled bath with curved shower screen, mixer tap and shower attachment. Tiled walls.

### WC

Obscure glazed window to the side. Close coupled WC.

### EXTERNALLY

Wrap around front and side gardens. Side courtyard and hot tub. Southerly facing rear garden. Drive and garage.

#### GARAGE 16'7 x 8'6 (5.05m x 2.59m)

### AGENTS NOTE

Tenure - Freehold.

Plymouth City Council tax - Band C.

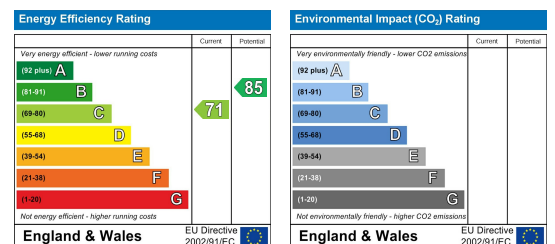
## Area Map



## Floor Plans



## Energy Efficiency Graph



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