



22 Beaufort Close, St Budeaux, Plymouth, PL5 1AR



Price £174,500



Tucked away in a quiet cul-de-sac and conveniently located close to local shops, schools and parks, this well-presented end-terraced home is ready to move straight into. Recently redecorated with new carpets throughout, making it an ideal choice for first-time buyers or those seeking a low-maintenance home.

The ground floor accommodation comprises an entrance porch and a useful ground floor cloakroom, leading into a bright and spacious open-plan living area. The dual-aspect living room enjoys plenty of natural light and features patio doors opening onto the enclosed rear garden, creating a pleasant connection between indoor and outdoor spaces. There is also a brand new wall mounted 55" T.V. for your convenience. The kitchen area is fully fitted with a range of base units, laminate work surfaces, matching wall cupboards and includes hob and oven with extractor over.

Upstairs, the first floor offers three bedrooms and a family bathroom, providing comfortable accommodation for families or those needing additional space for home working.

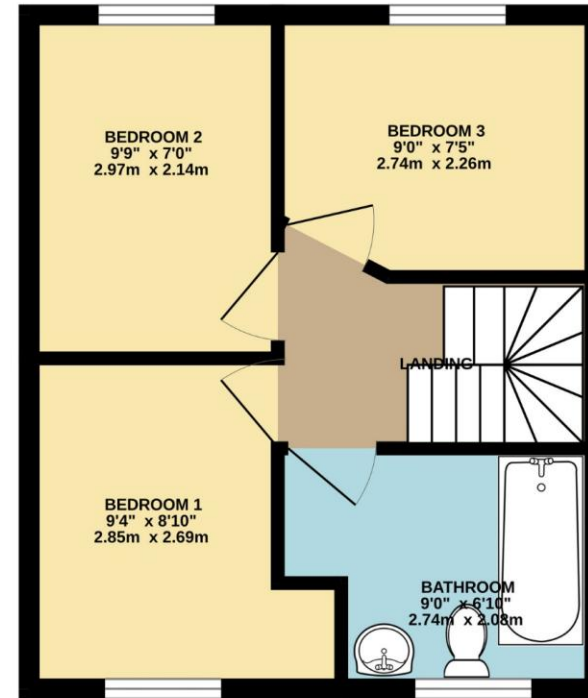
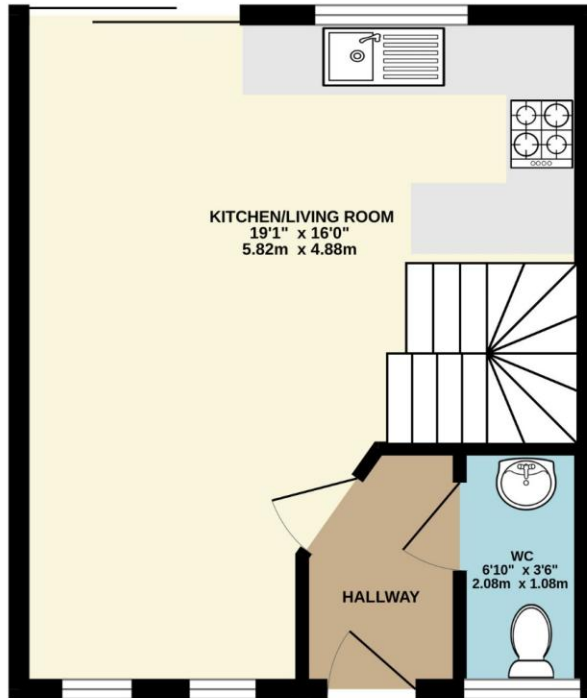
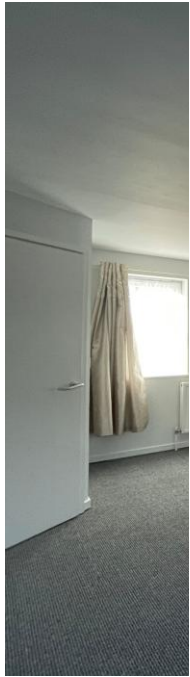
Externally, the property benefits from a small front garden and an enclosed rear garden bordered by fencing, which backs onto a playing field, offering a pleasant open outlook.

Early viewing is highly recommended to fully appreciate this excellent first-time purchase opportunity.

Agent Note: The development is managed by a management company and there is an annual charge for the maintenance and upkeep of the estate. Details should be confirmed by your solicitor.



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



TOTAL FLOOR AREA : 611 sq.ft. (56.8 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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A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

