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Offers Over £250,000 FREEHOLD

A deceptively spacious three double bedroom family home, lounge and separate dining room, good sized kitchen/breakfast room, modern bathroom and an enclosed courtyard.

BEAUMONT ROAD, ST. JUDES, PLYMOUTH

EPC - C



PROPERTY DETAILS

This spacious three double bedroom mid-terraced home offers a perfect blend of Victorian charm and modern living throughout. Located in the popular St. Judes area, close to local amenities and transport links, this is an ideal home for growing families or those seeking character and convenience.

The ground floor features a welcoming entrance hallway, lounge with period bay window and ceiling rose, a separate dining room, and a large kitchen/breakfast room with access to a utility room and cloakroom. On the first floor, you'll find three double bedrooms and a family bathroom, which has been tastefully updated by the current owners in recent years. Externally to the rear, there is a low-maintenance courtyard garden, with a useful storage shed. All complete with being fully double glazed and centrally heated.

COUNCIL TAX BAND – B

UPVC door to;

ENTRANCE VESITUBLE

Wood panel walling to dado height with inset tiling, part glazed panelled door to;

ENTRANCE HALL

Stairs to first floor with carved newell post and storage cupboards under, wood laminate flooring, panelled radiator, opaque UPVC double glazed door providing access to the rear courtyard, doors lead off the entrance hall providing access to all ground floor rooms.

LOUNGE

15'4 into bay x 13'7 (4.7m into bay x 4.2m)

Picture rail, coving to ceiling, centre ceiling rose, vertical radiator, UPVC double glazed bay window to front elevation, wood effect flooring, archway to;

DINING ROOM

12'7 x 11'4 (3.9m x 3.5m)

Panelled radiator, wood effect flooring, UPVC double glazed window to rear elevation, coving to ceiling, centre ceiling rose, return door to the entrance hall.

KITCHEN/BREAKFAST ROOM

17'3 x 12'4 (5.3m x 3.8m overall)

Extensive range of cream high gloss base and eye level storage cupboards, wood effect worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, range style oven with 5 burner hob and extractor canopy over, space for an American style fridge freezer, panelled radiator to breakfast area, two UPVC double glazed windows to side elevation, wood effect flooring, ceiling spotlights, archway to;

UTILITY ROOM

6'5 x 6'5 (2m x 2m)

Panelled radiator, wood effect flooring, wall mounted gas boiler providing hot water and central heating, plumbing for a washing machine, space for a tumble dryer, door to;

SEPARATE W.C

Modern white suite comprising low level WC, pedestal wash hand basin, half-tiled walls, wood effect flooring.

FIRST FLOOR

LANDING

Two access points to loft space, doors lead off the landing providing access to all first floor rooms.

MASTER BEDROOM

18'3 x 15'7 into bay (5.6m x 4.8m into bay)

Panelled radiator, picture rail, UPVC double glazed bay window to front elevation, adjacent matching UPVC double glazed window to front elevation.

BEDROOM TWO

12'7 x 10'8 (3.9m x 3.3m)

Panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM THREE

12'1 into bay x 12'1 (3.7m into bay x 3.7m)

Panelled radiator, UPVC double glazed bay window to rear elevation.

BATHROOM

Having been replaced in recent years by the current owners, comprising of a modern white suite, P shaped bath with mixer tap and mixer shower over, glazed shower screen, low level WC, vanity wash hand basin, heated towel radiator, fully tiled walls, opaque UPVC double glazed window to side elevation.

OUTSIDE

To the rear of the property is a fully enclosed, paved courtyard, housing a useful storage shed. A pedestrian gate providing access on to the rear service lane.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

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)

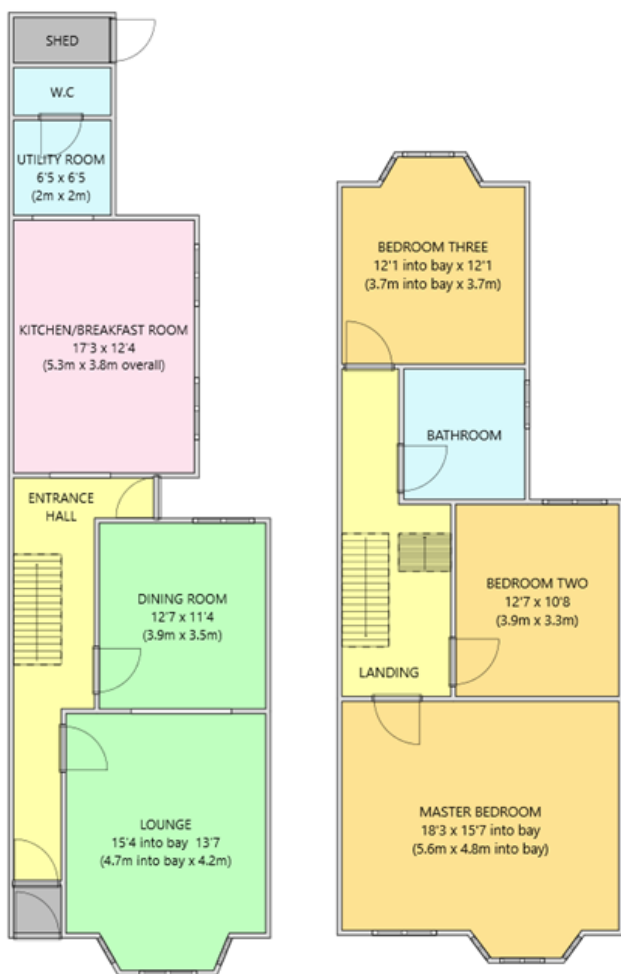
The Consumer Protection Regulations

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.

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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		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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