



47 Barlow Gardens

Beacon Park, Plymouth, PL2 2SJ

Guide Price £300,000



GUIDE PRICE £300,000 - £320,000. Built circa 2004 is this modern 3 storey townhouse being sold vacant with no onward chain. The benefit of gas central heating & double-glazing. Comprising the original layout with the addition of a conservatory. Downstairs with lounge/dining room, fitted kitchen & wc. At first and second floor levels, 4 good-sized bedrooms, the master with en-suite shower room & separate family bathroom. A private enclosed rear garden with a rear access path leading to close by parking space & opposite a large garage located beneath the coach house.



BARLOW GARDENS, BEACON PARK, PLYMOUTH, PL2 2SJ

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ACCOMMODATION

Door into;

GROUND FLOOR

HALL

WC 6'4 x 3'2 (1.93m x 0.97m)

White wc & corner wash hand basin.

KITCHEN 10'11 x 7'6 (3.33m x 2.29m)

Window to the front. Fitted kitchen with surfaces along two sides. Under-mounted 1.5 bowl sink. Zanussi 4 ring gas hob with extractor hood over & oven under. Spaces for washing machine & dishwasher. Wall-mounted i-mini 2 gas fired boiler servicing the central heating & domestic hot water.

LOUNGE/DINING ROOM 16'3 x 14'7 (4.95m x 4.45m)

Deep under-stairs storage cupboard. French doors open to;

CONSERVATORY 11'4 x 10' (3.45m x 3.05m)

Overlooking the rear garden.

FIRST FLOOR

LANDING

MASTER BEDROOM 14'7 x 10'11 (4.45m x 3.33m)

Two windows to the rear.

EN-SUITE SHOWER ROOM 7'8 x 6'4 maximum (2.34m x 1.93m maximum)

White suite with wc, wash hand basin & large shower.

BEDROOM FOUR/OFFICE 9'9 x 7'8 (2.97m x 2.34m)

Window to the front.

BATHROOM 6'8 x 6'4 (2.03m x 1.93m)

Window to the front. White suite with spa bath having separate taps & thermostatic shower over with handheld mixer & douche spray. A wc & wash hand basin.

SECOND FLOOR

LANDING

BEDROOM TWO 14'7 x 14'10 maximum (4.45m x 4.52m maximum)

Window to the front.

BEDROOM THREE 14'7 x 10'3 maximum (4.45m x 3.12m maximum)

Velux style window to the rear.

EXTERNALLY

Level enclosed rear garden with decking & lawn. Rear gate access leading to a close by SINGLE PRIVATE PARKING SPACE located directly through the arch. Opposite is the;

GARAGE 18'11 x 9'4 (5.77m x 2.84m)

Metal up & over door. Side store.

TENURE

Freehold for the house. Garage is leasehold with details to be confirmed.

COUNCIL TAX

Plymouth City Council

Council Tax Band: D

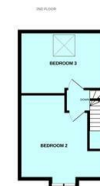
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

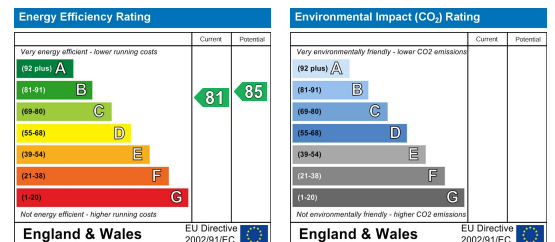


Floor Plans



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Energy Efficiency Graph



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