



## 71 Beaumaris Road

Hartley Vale, Plymouth, PL3 5SA

£270,000



Semi-detached house, understood to be built in the 1970s. Owned for 30 years & upgraded over the years, particularly with modern replacement doors, windows, gutters & an upgraded central heating boiler. Good potential for further refurbishment. Generous sized lounge/dining room. Fitted integrated kitchen. 3 bedrooms. A bathroom/wc. Rectangular plot with long private drive. Front garden & rear garden is southwesterly facing, enclosed & low-maintenance. No onward chain.



## HARTLEY VALE, PLYMOUTH, PL3 5SA

### LOCATION

Location is found in the popular & established residential area of Hartley Vale with a good variety of local services & amenities to hand. There is convenient access close-by to the city & connections to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

##### HALL 13'8 x 6' (4.17m x 1.83m)

Staircase rises to the first floor. Under-stairs storage cupboard that houses the gas meter, electric meter & fuse box.

##### LOUNGE/DINING ROOM 22'11 x 11' maximum (6.99m x 3.35m maximum)

Set to the front with wide picture window. Focal feature fireplace with coal effect gas fire. Patio-style sliding door opening to the rear.

##### KITCHEN 8'9 x 7'11 (2.67m x 2.41m)

uPVC window to the rear and adjoining door. Fitted with a range of cupboard & drawer storage. Integrated appliances include a modern NEFF oven/grill, AEG 4 ring gas hob with AEG extractor hood over. Stainless steel sink.

#### FIRST FLOOR

##### LANDING

To the side an over-stairs cupboard which houses the Worcester gas fired boiler which services central heating & domestic hot water.

##### BEDROOM ONE 11'8 x 10'9 (3.56m x 3.28m )

Picture window to the front.

##### BEDROOM TWO 10'11 x 10'2 (3.33m x 3.10m )

Picture window to the rear.

##### BEDROOM THREE 7'3 x 6'5 (2.21m x 1.96m )

Window to the rear.

##### BATHROOM 6'4 x 5'6 (1.93m x 1.68m)

White suite with bath. Mira thermostatic shower over. Wc & wash hand basin.

#### EXTERNALLY

Long, private drive. Front-garden. Enclosed and low-maintenance rear garden with shed.

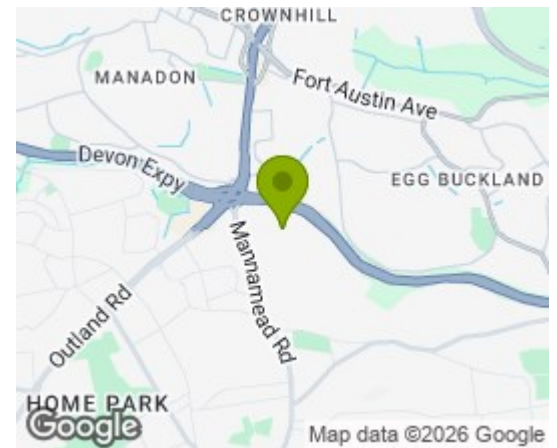
#### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

#### SERVICES

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

### Area Map

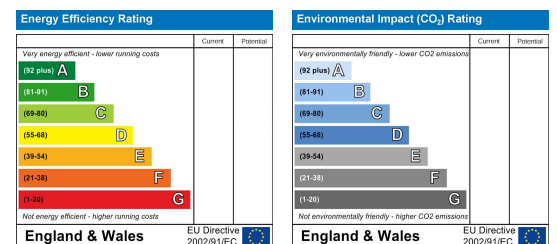


### Floor Plans



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### Energy Efficiency Graph



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