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Offers In Excess Of £225,000 FREEHOLD

A spacious three bedroom semi-detached house, requiring updating and modernisation, 2 reception rooms, garage & driveway parking and a south-westerly facing rear garden.

BEACON DOWN AVENUE, BEACON PARK, PLYMOUTH

EPC - D



PROPERTY DETAILS

Offered for sale with no onward chain, this three-bedroom semi-detached house in the sought-after Beacon Park area presents a fantastic opportunity for those looking to create their ideal family home. While the property requires updating and modernisation, it offers excellent potential and generous living space throughout. The location of the property benefits from good local amenities, including shops, schools, and leisure facilities. Commuting is convenient, with easy access to Plymouth City Centre, main transport links, and the nearby A38.

The accommodation comprises a welcoming entrance hall leading to two reception rooms, including a spacious lounge and a separate dining room, providing versatile living space. A fitted kitchen and rear porch giving access to a ground floor cloakroom, three generously sized bedrooms, and a spacious family bathroom. Externally, the property boasts an enclosed, south-westerly facing rear garden plus additional cellar storage. The accommodation is complete with being fully double glazed and centrally heated.

COUNCIL TAX BAND – C

Covered entrance with opaque UPVC double glazed door to;

ENTRANCE HALL

Staircase to first floor with a range of built-in storage cupboards under, one cupboard housing the house meters, panelled radiator, doors lead from the entrance hall providing access to all ground floor rooms.

LOUNGE

12'4 into bay x 12'4 (3.8m into bay x 3.8m)

Art deco style tiled fireplace, two panelled radiators, UPVC double glazed bay window to front elevation, sliding doors to;

DINING ROOM

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

Panelled radiator, UPVC double glazed picture window to rear elevation, return door to entrance hall.

KITCHEN

9'5 x 7'2 (2.9m x 2.2m)

Double drainer single bowl stainless steel sink unit with mixer tap, adjacent recess with space and plumbing for a washing machine, range of fitted base and eye level storage cupboards, cooker recess, a dual aspect room with UPVC double glazed windows to side and rear elevations, opaque glazed panelled door to the rear porch.

REAR PORCH

Wall mounted gas boiler providing hot water and central heating, opaque UPVC double glazed window to the rear garden, door to;

SEPARATE WC

Low level WC suite, opaque UPVC double glazed window to rear elevation.

FIRST FLOOR

LANDING

Opaque UPVC double glazed window to side elevation, access to loft space, doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

11'8 x 8'8 (3.6m x 2.7m)

Panelled radiator, UPVC double glazed window to front elevation, range of fitted wardrobes.

BATHROOM

Coloured suite with panelled bath, pedestal basin, low level WC, electric shower, panelled radiator, a dual aspect room with opaque UPVC double glazed windows to side and rear elevation.

BEDROOM TWO

11'8 x 8'8 (3.6m x 2.7m)

Panelled radiator, range of fitted wardrobes, UPVC double glazed window to rear elevation.

BEDROOM THREE

8'5 x 7'2 (2.6m x 2.2m)

Panelled radiator, fitted storage cupboard with fitted shelves, UPVC double glazed window to front elevation.

OUTSIDE

To the front of the property is a tarmac hardstand, with a driveway running along the side of the property giving access to the garage/storeroom. A pedestrian gate provides access to the rear garden. The rear garden is enclosed and enjoys a south-westerly aspect, however, is in need of improvement. The property benefits from useful cellar storage, which is accessed externally by the side and rear of the property.

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

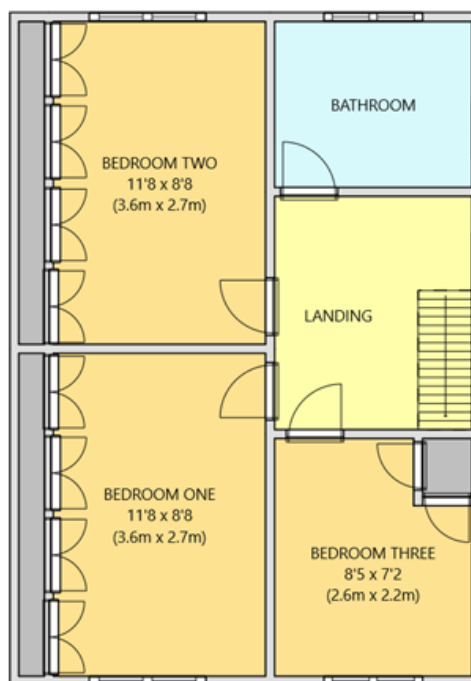
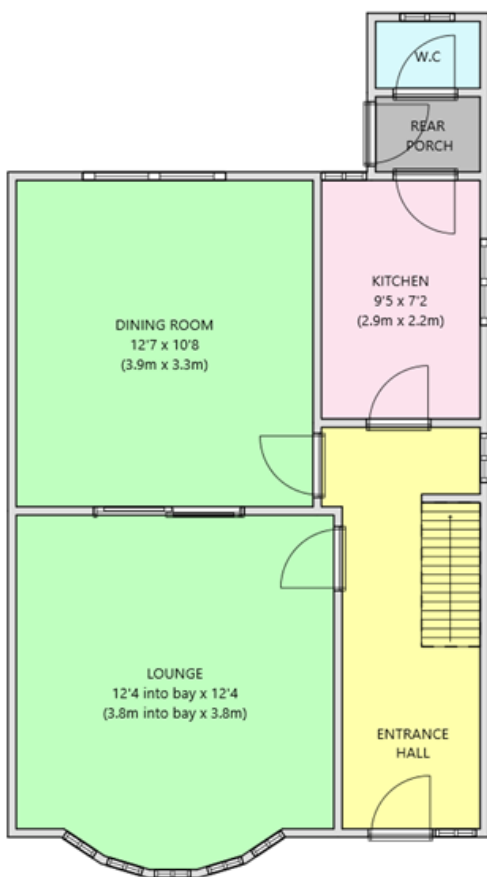
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



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