



**50 South Down
Road,
Beacon Park,
Plymouth,
PL2 3HP**

**Guide Price
£375,000**



MILLINGTON TUNNICLIFF

50 South Down Road, Beacon Park, Plymouth, PL2 3HP



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3



C



EPC

81



FULL DESCRIPTION

A 3 bedroom detached bungalow, offering flexible accommodation with self contained lower floor annexe. Perfect for buyers having growing teenagers, those wanting to accommodate an ageing parent or indeed those wishing to have a home with income potential. There is an entrance hall, living room, 2 bedrooms, modern fitted kitchen and dining room extension on the ground floor, together with a self contained lower floor with living room, kitchen/breakfast room, bedroom, utility and cloakroom. There is a feature loft room and large cellar. The bungalow has been extensively improved to enhance its thermal footprint with external wall insulation, PV panels, Upvc double glazing and gas central heating. Externally there is off road parking, a roof terrace, small side garden with workshop. No chain. EPC B 81.

GROUND FLOOR

ENTRANCE HALL

Upvc entrance door, built in storage and utility cupboard.

LIVING ROOM

19' 7" x 12' 1" (5.99m x 3.69m)

Upvc double glazed windows to front and side, decorative fireplace, radiator, stairs to loft room.

BEDROOM 1

12' 10" x 9' 6" (3.92m x 2.92m)

Built in wardrobes to full wall width, Upvc double glazed window to front.

SHOWER ROOM

7' 1" x 6' 4" (2.16m x 1.94m)

Upvc double glazed window to side, modern

suite comprising shower, low level WC and wash basin.

BEDROOM 2

9' 10" x 11' 10" (3.02m x 3.63m)

Built in wardrobes to full wall width, opening to dining area.

KITCHEN

15' 3" x 12' 0" (4.67m x 3.67m)

Opening to dining area and window to rear, modern range of base units, wall cupboards and oak work surfaces, single drainer sink unit, gas cooker range, integrated dish washer and wine cooler.

DINING ROOM

19' 8" x 8' 5" (6.00m x 2.57m)

Triple aspect with Upvc double glazed windows, patio doors to sun deck and door to:

LOBBY

Upvc double glazed window, spiral staircase leading to annexe:

LOWER FLOOR ANNEXE

ENTRANCE HALL

Approached from the side of the bungalow, spiral staircase to the bungalow.

UTILITY ROOM

Plumbing for washing machine.

CLOAKROOM

Low level WC and wash basin.

LIVING ROOM

17' 1" x 13' 8" (5.23m x 4.18m)

Upvc double glazed window and bifolding doors to garden.



KITCHEN/DINER

12' 8" x 11' 5" (3.87m x 3.49m)

Upvc double glazed window to rear, modern range of base units, wall cupboards and work surfaces, built in oven, hob, extractor and dishwasher.

BEDROOM 3

12' 9" x 12' 2" (3.91m x 3.71m)

Upvc double glazed windows to side and rear.

FEATURE LOFT ROOM

21' 11" x 14' 6" (6.70m x 4.44m)

Skylight windows to side and dormer window to rear, eaves storage, radiator.

EXTERIOR

There is a gravelled front garden suitable for off road parking. The access to the parking is from a half dropped kerb only. There is a small garden at side and gravelled path at rear and side. Off the dining area of the bungalow is a composite decked sun terrace with hot tub. outbuildings comprise of a block built workshop and cellar with restricted head height beneath the bungalow.

TENURE

Freehold.

COUNCIL TAX

Band C.

ADDITIONAL INFORMATION

The house has mains electric, gas, water and drainage. Internet is via cable. The bungalow has energy producing PV panels on the rear and side roof planes. The bungalow is of conventional brick construction with external wall insulation.



FLOORPLAN



Total area: approx. 210.8 sq. metres (2269.0 sq. feet)

CONTACT

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