



## 3 West Down Road

Beacon Park, Plymouth, PL2 3HF

£260,000



A modern semi-detached family home located in Beacon Park being sold with no onward chain, offering good-sized living accommodation & a west-facing rear garden. The accommodation comprises a porch, entrance hall, cloakroom, lounge & open-plan kitchen/diner on the ground floor. There are 3 bedrooms & a family bathroom on the first floor. The rear garden has a large decked seating area & an area of artificial grass.



## WEST DOWN ROAD, BEACON PARK, PLYMOUTH, PL2 3HF

### ACCOMMODATION

Entrance via an obscured uPVC double-glazed door which opens into the porch.

### PORCH 5'6" x 3'3" (1.69m x 1.01m)

Obscured uPVC double-glazed window to the side. uPVC double-glazed windows on either side of the door to the front. Tiled floor. Wooden door with obscured glazed panels opens into the entrance hall.

### ENTRANCE HALL 11'8" x 5'8" (3.57m x 1.74m)

Staircase rising to the first floor landing with under-stairs storage cupboard & open recess, ideally located for dog kennel. Bi-fold door opens to wc. Glazed door opens to the open-plan kitchen/diner.

### WC 5'4" x 2'2" (1.64m x 0.67m )

Close coupled wc with wash hand basin inset into the top of the cistern. Obscured uPVC double-glazed window to the side. Tiled effect vinyl flooring.

### KITCHEN/DINER 13'11" narrowing to 7'10" x 15'1" narrowing to 10' (4.26m narrowing to 2.39m x 4.6m narrowing to 3.09m)

Open-plan room with attractive matching base & wall mounted units to include fitted oven & integrated microwave. Space for a dishwasher & fridge/freezer. Roll edge laminate work surfaces have 4 ring hob with stainless steel hood over & 1.5 bowl ceramic sink unit with mixer tap. Brick-style tiled splash-back. uPVC double-glazed window to the rear. Ample space for dining table. Ceiling spotlights. Sliding uPVC double-glazed door opens to the rear garden. Wooden door with glazed panels opens to the lounge.

### LOUNGE 13'10" x 9'10" into the bay (4.24m x 3.01m into the bay )

uPVC double-glazed square bay window to the front. Modern electric fan fire inset into the chimney breast with media wall above. Storage cupboards to both chimney breast recess with fitted shelving. Ceiling spotlights.

### FIRST FLOOR LANDING 11'1" x 5'11" (3.4m x 1.81m )

Doors leading to the bedrooms & bathroom. Obscured uPVC double-glazed window to the side. Access hatch to roof void.

### BEDROOM ONE 11'10" x 10'5" into the bay (3.63m x 3.2m into the bay)

Fitted storage cupboards to one chimney breast recess. Two uPVC double-glazed windows to the front.

### BEDROOM TWO 14'0" x 9'5" (4.27m x 2.89m)

Two uPVC double-glazed windows to the rear overlooking the garden.

### BEDROOM THREE 8'3" x 6'2" (2.53m x 1.88m)

uPVC double-glazed window to the rear overlooking the garden. Picture rail.

### BATHROOM 8'3" x 5'10" (2.53m x 1.79m)

Matching suite of panelled bath, separate shower cubical with dual shower-heads both rainfall & handheld, close coupled wc & wash hand basin inset into vanity storage cupboards below. Part-tiled walls with brick white style tiles. Obscured uPVC double-glazed window to the front. Ceiling spotlights. Tiled floor. Extractor fan.

### OUTSIDE

The property is approached via a wrought iron gate giving access to a paved path leading to the front door. A path runs alongside the property to the rear garden.

### REAR GARDEN

To the rear a large decked seating area with access down to the lower garden which is laid with astroturfing. A shed & summerhouse stand towards the rear boundary.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

### SERVICES

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

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## Area Map



## Floor Plans



## Energy Efficiency Graph

