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**£300,000 FREEHOLD**

An extended and charming three bedroom semi-detached house, garage and driveway parking, utility/cloakroom, and low-maintenance front and rear gardens.

**BEAUMARIS ROAD, HARTLEY VALE, PLYMOUTH**

**EPC – TBC**



## PROPERTY DETAILS

**Situated in the highly-desirable area of Hartley Vale, this beautifully extended three bedroom semi-detached house offers garage & driveway parking, plenty of space and storage, and low-maintenance front and rear gardens. Offering an abundance of space and modern updates, this property combines practicality with comfort, and it's ready for you to move in and make it your own. Complete with being double glazed and centrally heated throughout.**

**The location of the property is walking distance of highly regarded schools and you will love the convenience of nearby bus routes and easy access to the City Centre and the A38. With its combination of space, modern updates, thoughtfully designed rooms and fantastic location, this home offers everything a growing family would need.**

### COUNCIL TAX BAND – C

Opaque UPVC double glazed door with matching side screen to;

#### **ENTRANCE VESTIBULE**

Built-in storage cupboards, archway to;

#### **ENTRANCE HALL**

An inviting and spacious entrance hall. Staircase to first floor with wooden balustrading and storage cupboard under, panelled radiator, wood effect flooring throughout.

#### **LOUNGE**

##### **13'7 x 10'8 (4.2m x 3.3m)**

Panelled radiator, UPVC double glazed window to front elevation, coving to ceiling with back lighting.

#### **DINING ROOM**

##### **17'0 x 9'5 (5.2m x 2.9m)**

The perfect space for family meals or hosting dinner parties. Wood effect flooring, panelled radiator, archways to the study and kitchen, and door to the utility room.

#### **STUDY**

##### **9'5 x 8'5 (2.9m x 2.6m)**

A versatile room, which can easily be used as a playroom, games room, or home office. Wood effect flooring, panelled radiator, UPVC double glazed French doors providing access to the rear garden.

#### **KITCHEN**

##### **16'0 x 8'5 (4.9m x 2.6m)**

Having been extended to create a larger kitchen area. Well fitted with a range of two toned base and eye level storage cupboards, with beech effect base units and cream shaker style eye level units. Granite effect worktops, inset one and a half bowl single drainer sink unit with mixer tap, adjacent recess with space and plumbing for a slimline dishwasher, built-in double oven and 4 ring induction hob with extractor canopy over, part-tiled walls, cupboard housing a wall mounted gas boiler providing hot water and central heating, space for an American style fridge freezer, ceiling spotlights, two UPVC double glazed windows to rear elevation.

## **UTILITY ROOM/CLOAKROOM**

### **7'2 x 7'2 (2.2m x 2.2m)**

The ideal room for laundry and extra storage. Plumbing for a washing machine, space for a tumble dryer, circular sink with storage cupboards under, low level WC, panelled radiator, further door to the garage.

## **FIRST FLOOR**

### **LANDING**

UPVC double glazed window to side elevation, access to a partly boarded and insulated loft space, doors lead off the landing providing access to all first floor rooms.

### **BEDROOM ONE**

#### **12'4 x 10'1 (3.8m x 3.1m)**

Panelled radiator, fitted triple wardrobe with sliding doors, UPVC double glazed window to front elevation enjoying a pleasing open aspect.

### **BEDROOM TWO**

#### **10'8 x 10'4 (3.3m x 3.2m)**

Panelled radiator, UPVC double glazed window to rear elevation.

### **BEDROOM THREE**

#### **9'5 x 6'2 (2.9m x 1.9m)**

Panelled radiator, UPVC double glazed window to front elevation enjoying a similar outlook as bedroom one.

### **SHOWER ROOM**

Modernised by the current owners in recent years to create a stylish space. Modern white suite comprising glazed double shower cubicle with mixer shower and rainwater showerhead, glazed side screen, vanity wash hand basin, low level WC, heated towel rail, three walls being fully tiled, ceramic tiled flooring, extractor fan, underfloor heating, opaque UPVC double glazed window to rear elevation.

### **OUTSIDE**

To the rear of the property is an enclosed private garden, with larch lap fencing to all boarders. There is a decked area and useful timber storage shed. The perfect space for relaxing, gardening, or playtime with children. Whilst to the front of the property is a well-maintained garden, with a gravelled area and herringbone paved driveway leading to the garage. The property benefits from a roof replacement, having been completed by the current owners in the last two years.

### **GARAGE**

Enjoy the convenience of a garage offering extra storage space. Single with electric roller door, with power and light connected.

### **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**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

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Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

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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