



Falcon

01752 600444

6 North Down Road

Beacon Park, Plymouth, PL2 3HH

Guide Price £325,000 - £350,000





In Brief

Spacious 3-bedroom home with stunning kitchen, sunroom and exceptional garden

Reception Rooms	Large living room, fabulous kitchen / diner plus sun room / conservatory		
Bedrooms	3 bedrooms		
Heating	Gas central heating	Parking	Shared driveway leading to single garage.
Area	1183 sq ft	Council Tax	C
Tenure	Freehold		

Description

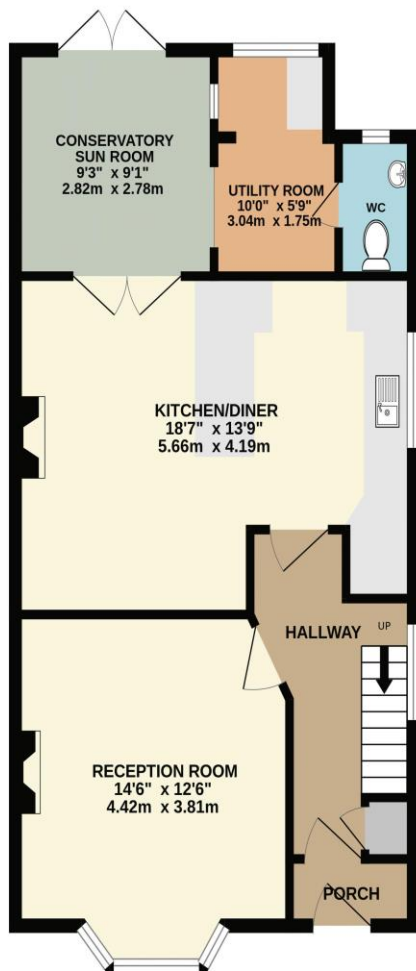
Set within one of the area's most sought-after family neighbourhoods, close to the highly regarded Montpelier School, this beautifully presented home blends character, comfort, and practicality. A welcoming entrance hallway leads to a stunning living room with a period-style fireplace and fitted flame-effect gas fire. The impressive kitchen/dining room offers generous space, stylish fitted units, and ample worktops, all installed around six years ago. The dining area features a matching fireplace and double doors opening into a bright conservatory/sunroom, creating a seamless link to the garden. A utility room and downstairs W/C complete the ground floor. Upstairs are three well-proportioned bedrooms and a recently fitted contemporary bathroom. The home also benefits from gas central heating and uPVC double glazing. Far-reaching views stretch across neighbouring rooftops towards Plymouth Sound. The garden is a true highlight, thoughtfully landscaped with flowing sections, colourful flower beds, shrubs, and mature trees. A kitchen garden area at the far end is perfect for those keen on growing their own produce. A charming and well-appointed home in a prime location, ideal for family living with a shared driveway and single garage.

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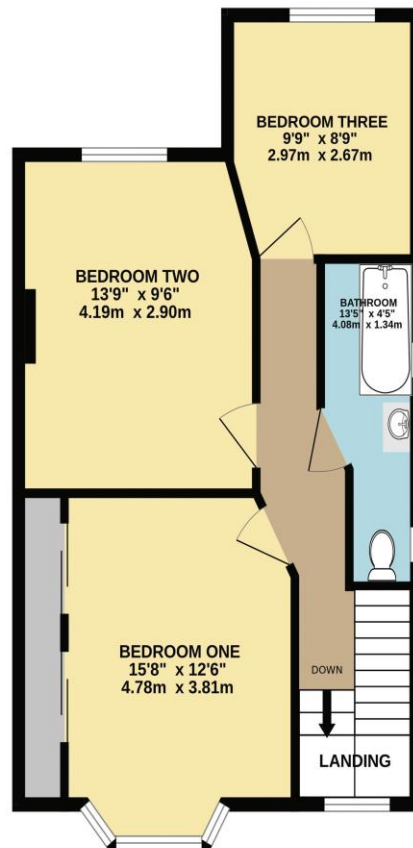
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Floor Plans

GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1183 sq.ft. (109.9 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

