

**Offers Over £250,000**



**20 SOUTH DOWN ROAD, BEACON PARK, PLYMOUTH, PL2 3HW**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**



Lawson are delighted to market this spacious semi-detached family home in the heart of Beacon Park just a short walk from amenities including Montpelier Primary School and DHSG, and benefiting from well tended accommodation arranged over three floors comprising; a brick Herringbone driveway providing off road parking leading to an entrance porch with a PVCu double glazed front door, mosaic tiled flooring and ceiling light, an inner door leads to the main hallway; with a window to the side elevation, carpeted stairs to the first floor landing with a polished newel post, handrail and spindles, storage and a doorway leading down to a large cellar; with power and light, plumbing for washing machine and a wall mounted Worcester combination boiler. The sitting room with a large boxed bay window to the front elevation, a feature fireplace with a wooden surround and mantel, ornate tiles and an electric living flame effect fire, an archway with sliding doors open through to the dining room with French doors to the rear garden, built in storage cupboard, wood effect flooring and a further archway leading to the kitchen; fitted with a matching range of base and eyelevel storage cupboards with post formed and roll top worksurfaces, integrated dishwasher, electric cooker, four burner gas hob, filter canopy, one and a half stainless steel sink drainer unit with a mixer tap and tiled splashbacks.



From the main hallway carpeted stairs ascend to the first floor landing with a window to the side elevation and loft hatch. Bedroom one a spacious double, bay window to the front elevation. Bedroom two a further double with a window to the rear with outstanding southerly views over Plymouth Sound and Cornwall in the distance. Bedroom three a good single with window to the front and built in storage. A shower room fitted with a matching white three piece suite comprising; low level w.c, pedestal wash hand basin, oversized shower cubicle with an electric shower, extractor fan, window to the rear elevation.



Externally, to the front of the property there is a brick Herringbone driveway providing off road parking with a pathway and gate leading to the rear garden. The rear garden a feature of the property is south facing with steps leading down to a lawn with a mature Magnolia, flower and shrub beds and borders and a pathway leading down to a large flagged patio, outside stone built shed. The property has the benefit of PVCu double glazing, gas central heating and wall mounted combination boiler. The property has the potential for further enhancement.

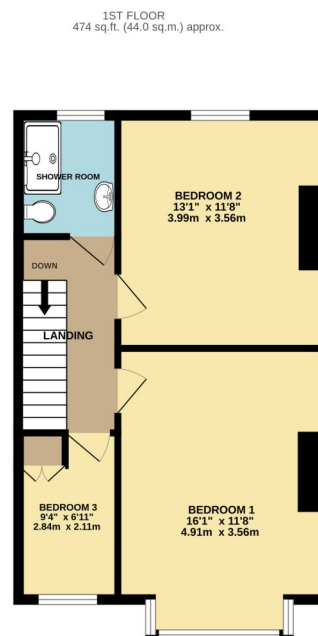
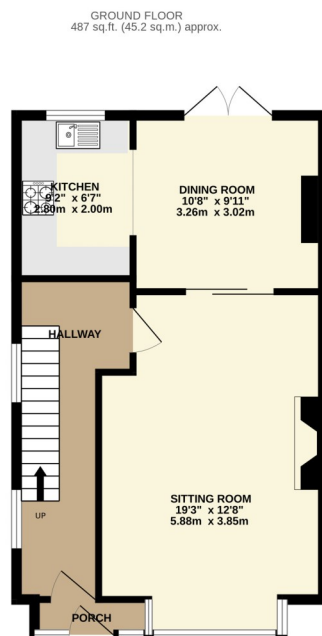
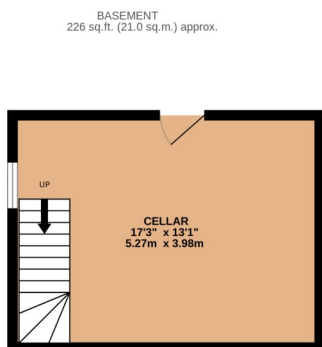
## OUTGOINGS PLYMOUTH

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2023/2024 is £1876.95 (by internet enquiry with Plymouth City Council). These details are subject to change.

## PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.





TOTAL FLOOR AREA : 1186 sq.ft. (110.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with Lawson

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## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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