



41 West Down Road,
Beacon Park, Plymouth, Devon, PL2 3HF



Guide Price £295,000



This delightful semi-detached property is situated in Beacon Park with excellent local facilities including various popular Schools such as Montpelier School and Devonport High School for Girls, Central Park, The Life Centre and regular public transport to the City Centre some two miles distant.

The property has been well looked after with various upgrades by its current owners whilst retaining an abundance of original features such as cornicing, cupboards and original doors. In brief on the ground floor the property comprises of; entrance hall, bay fronted living room with a Victorian style fireplace, half glazed folding doors lead into the dining room and kitchen area. The modern kitchen with solid oak worktop and integrated fridge and oven has some new appliances that were fitted in 2020 including the gas hob, extractor fan, flooring and granite sink. Also on the ground floor is a useful utility cupboard which currently stores the washing machine and tumble dryer. Brand new carpet has also been laid in the sitting room and dining room.



The first floor of this delightful family home hosts three bedrooms. One of the bedrooms benefits from fitted wardrobes providing plenty of storage. Also on the first floor is stylish modern bathroom fitted in December 2018 with a jacuzzi bath with shower over, heated towel rail, WC and basin and mood lighting controlled by a remote control.

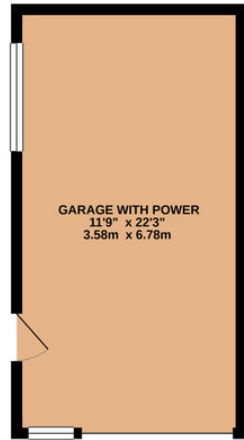
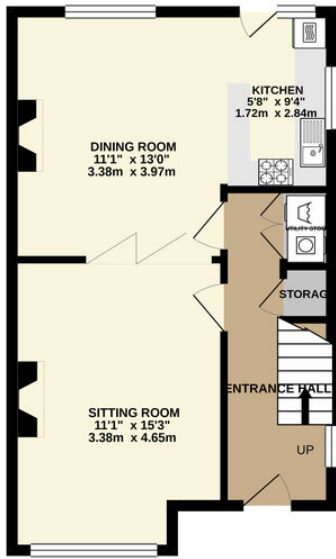
Externally to the front of the property there is a front garden with various shrubs and lawn and a driveway big enough for three cars, which is unusual for this road. A huge benefit to this house is the unusually large garage built by the current owners measuring 22 ft 3 x 11 ft 9 which has power and lighting, fluorescent lights, an up and over door, a hot air heater and latex flooring.

The enclosed rear garden has a patio area, various flower bed, a water fountain and integrated decking and summer house perfect for al fresco dining.

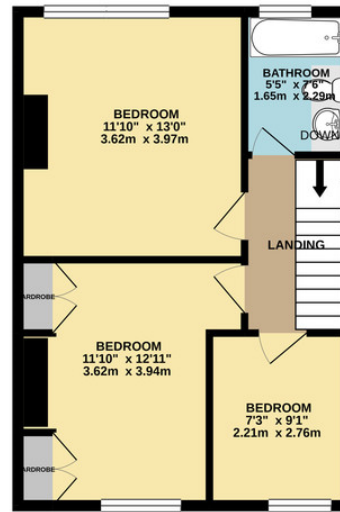
To view this property call Lang Town & Country Estate Agents on 01752 256000



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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