

# H Halford & Homes

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23 Ayreville Road, Beacon Park, Plymouth, PL2 2RA

**1930s Semi-Detached Three Bedroom House in Sought After Location**

**Good Size Rear Garden**

**Great Size Living Space**

**In Need of Modernisation**

**Located in Beacon Park**

**Two Double Bedrooms and Third Single**



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HALFORD AND HOMES - An opportunity to purchase this 1930s semi detached house in Beacon Park which is being marketed for the first time since it was built! After being in the same family for generations, this home is in need of modernisation however offers fantastic potential to become a perfect family home. Located in a quiet road in the sought after location of Beacon Park this property is within walking distance of local parks, shops and schools. The accommodation briefly comprises of a storm porch providing access through the front door to the entrance hall. To the front of the property is the living room which is a great size and hosts the 1930s characteristic bay window and a fireplace. To the rear of the property is the dining room, which over look's the rear garden, with some modernisation, this room would become a perfect family dining space, or could be opened up into the kitchen to provide a large kitchen/diner. The Kitchen, although very dated, is functioning and has a window looking out to the side of the property. From the Hallway a door provides access to the side of the property which brings you to the garden. Stairs in the hallway give access to the three bedrooms and family bathroom. The main bedroom overlooks the front of the property and again has the signature feature bay window and fireplace, this room is light and spacious. Bedroom two to the rear, overlooks the garden, this is another great sized room with a built-in cupboard and fireplace, this room has plenty of space for a double bed and storage facilities. The third bedroom is a good size single room to the front of the property. Finally, the family bathroom which is spacious and light, complete with a three piece bathroom suite. There is a loft access on the landing and the current owner informs us this is well insulated. The outside of the property is bursting with potential, a small, gated front garden gives access to the side of the property which is currently used to facilitate bin storage. The rear garden is a fantastic size and mostly level, in the garden there are three outbuildings one of which is currently an outside WC, on a coal shed and the third was originally used as a laundry room. These could be converted into more useable storage or even incorporated into a rear extension of the property, subject to relevant planning. There is so much potential with this property and has the benefit of no onward chain, it really must be viewed to be appreciated. Additional



## ACCOMMODATION

**Lounge** 13' 1" x 11' 2" (3.98m x 3.40m)

**Dining Room** 11' 2" x 11' 0" (3.40m x 3.35m)

**Bedroom One** 13' 1" x 11' 2" (3.98m x 3.40m)

**Bedroom Two** 11' 2" x 11' 10" (3.40m x 3.60m)

**Bedroom Three** 7' 7" x 6' 3" (2.31m x 1.90m)

**Bathroom**

## Energy performance certificate (EPC)

23 Ayreville Road  
PLYMOUTH  
PL2 2RA

Energy rating

F

Valid until: 6 September 2032

Certificate number: 8315-9082-0002-0401-4766

Property type: Semi-detached house

Total floor area: 79 square metres

### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.



DISCLAIMER NOTICES The Agent has not tested any equipment, fixtures or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. The sale particulars may change in time and any interested party should inspect the property prior to exchange of contracts. These details/floorplans are prepared as a general guide only and should not be relied upon as a basis to enter in a legal contract, or to commit expenditure.

