

FOR SALE



West Down Road, Plymouth
Offers In Excess Of £290,000


MARTIN & CO



West Down Road, Plymouth

3 Bedrooms, 1 Bathroom

Offers In Excess Of £290,000

- **THREE BEDROOMS**
- **SEMI DETACHED FAMILY HOME**
- **LARGER THAN AVERAGE GARAGE**
- **LOUNGE WITH FEATURE FIREPLACE**
- **LOW MAINTAINENCE GARDENS**

SUMMARY A beautifully presented 3-bedroom semi-detached property, situated in a highly desirable area. Perfect for families and professionals alike, this home offers modern living combined with excellent features throughout. Externally, the property benefits from off-road parking, a larger than average garage, and a private rear garden, offering plenty of space for outdoor activities and relaxation.

LOCATION Beacon Park is a well-regarded residential area in Plymouth, offering the perfect balance of suburban living with easy access to city amenities. Known for its quiet streets, excellent local schools, and proximity to green spaces, this sought-after neighbourhood appeals to families, professionals, and retirees alike. With a variety of property styles ranging from traditional family homes to more modern developments, Beacon Park boasts a friendly community atmosphere. The area is also well-served by local shops, cafes, and essential services, making everyday life convenient and enjoyable. Located just a short drive or bus ride from Plymouth's vibrant city centre, residents can enjoy quick access to shopping, dining, entertainment, and historical landmarks, as well as the stunning coastline and beaches nearby. Commuters benefit from excellent



transport links, with the A38 and public transport options close at hand. Beacon Park offers the perfect combination of tranquillity and accessibility, making it one of Plymouth's most desirable places to live.

DESCRIPTION Step inside and be greeted by a warm and welcoming living room, bathed in natural light streaming through large windows. The spacious layout creates the perfect ambiance for relaxation and entertaining. As you venture further, you'll discover a stunning open-plan kitchen and dining area, an ideal space for culinary adventures and hosting memorable gatherings. The kitchen boasts sleek, modern cabinetry, high-quality appliances, and ample workspace, making it a chef's dream.

Upstairs, you'll find a peaceful retreat with three generously sized bedrooms, each offering a tranquil sanctuary for rest and relaxation. The master bedroom is particularly impressive and features fitted wardrobes. The modern family bathroom is a spa-like oasis,

complete with luxurious fixtures, a soothing colour palette, and a stylish design that will leave you feeling refreshed and rejuvenated.

Enjoy the comfort and energy efficiency of double glazing throughout the home, keeping you warm in the winter and cool in the summer. The gas central heating system ensures year-round comfort, allowing you to create a cosy atmosphere in every room. With ample storage space, you'll have plenty of room to keep your belongings organized and clutter-free.

Outside, you'll find a private oasis for outdoor enjoyment. The property features off-road parking for multiple vehicles and a convenient large garage for secure storage. The spacious rear garden is a blank canvas for your imagination, offering plenty of room for gardening, entertaining, or simply relaxing in the sunshine. Imagine enjoying summer barbecues, playing with your children, or creating a beautiful outdoor living space.



VIEWINGS Interested applicants should call Martin & Co (Plymouth) today on 01752 255255 in order to arrange their viewing appointment.

choose to deal with Move with Us. In making that decision, you should know that we receive an annual payments benefits, equating to approximately £200 per referral.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	





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