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£320,000 FREEHOLD

An immaculately presented three-bedroom 1930's semi-detached house, recently updated kitchen/dining room, separate lounge, modern shower room, garage and driveway parking.

AYREVILLE ROAD, BEACON PARK, PLYMOUTH

EPC – C

The Property Ombudsman
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PROPERTY DETAILS

Situated in the popular residential area of Beacon Park, this attractive three-bedroom 1930's semi-detached home has been tastefully improved by the current owners, combining period charm with contemporary living. Ideally positioned for convenient access to local amenities, schools, shops and transport links. This lovely home would make an ideal purchase for growing families, first-time buyers or those looking for a well-appointed home in a convenient location!

The accommodation comprises of a spacious entrance hallway, bay-fronted lounge and separate kitchen/diner leading through to a useful utility area and rear access to a generously sized garden. On the first floor are two generous double bedrooms, a further single bedroom and a contemporary fitted shower room. Externally, the property boasts a driveway for several vehicles, together with a garage, useful for storage or additional off-street parking.

COUNCIL TAX BAND – C

Canopied entrance with wooden door and opaque double-glazed panel to;

ENTRANCE HALL
A spacious entrance hall. Wood effect LVT flooring runs throughout the ground floor, open plan staircase to first floor with wooden balustrading, panelled radiator, ceiling spotlights, built-in storage cupboards under stairs, opening to;

KITCHEN/DINING ROOM
17'7 x 12'1 (5.4m x 3.7m overall)
A recently updated kitchen comprising grey shaker style base and eye level units and white shaker style base units, single bowl single drainer sink unit with mixer tap, integrated double oven, integrated dishwasher, and integrated fridge freezer to utility area, induction hob with pop-up downdraft extractor, ceiling spotlights to dining area, panelled radiator, UPVC double glazed windows to side and rear elevations, archway to;

UTILITY AREA
11'8 x 3'6 (3.6m x 1.1m)
Approached from the kitchen. Integrated fridge freezer, recess with plumbing for a washing machine and wood effect worktop over, wall mounted gas boiler providing hot water and central heating. Opaque UPVC double glazed window to rear elevation and matching door providing access to the rear garden.

LOUNGE
14'4 into bay x 11'8 (4.4m into bay x 3.6m)
Upright panelled radiator, UPVC double glazed bay window to front elevation.

FIRST FLOOR

LANDING
UPVC double glazed window to side elevation, access to insulated and partly boarded loft space via a folding ladder.

BEDROOM ONE
15’0 x 9’8 plus wardrobe recess (4.6m x 3m plus wardrobe recess)
Panelled radiator, UPVC double glazed bay window to front elevation.

BEDROOM TWO
12’7 x 11’4 (3.9m x 3.5m)
Panelled radiator, UPVC double glazed window to rear elevation enjoying a pleasing open aspect towards Moorland.

BEDROOM THREE
8’8 x 6’2 (2.7m x 1.9m)
Panelled radiator, UPVC double glazed window to front elevation.

SHOWER ROOM
A contemporary fitted shower room which has been updated by the current owners in recent years. Featuring a corner glazed shower cubicle with black furniture and tiled surround, vanity wash hand basin with mixer tap, low level WC, extractor fan, part-tiled walls, heated towel rail, ceiling spotlights, opaque UPVC double glazed window to rear elevation, ceramic tiled flooring.

OUTSIDE

GARDENS
The gardens are situated mainly to the rear of the property, being a particularly good size, enclosed with timber fencing. Comprising raised decked area with lawn beyond and a paved pathway. Two aluminium greenhouses are situated to the righthand corner, ideal for keen gardeners. The rear garden is further complemented by established planting and shrubbery, creating an attractive outdoor space. There is a pedestrian gate giving access on to the driveway and a useful cold water tap. The driveway runs along the side of the property, providing parking for several cars and servicing the garage.

GARAGE
A single garage with an up and over door, power and light connected. Window to side elevation.

BUYERS INFORMATION
As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES
All main services are connected to the property.

VIEWING
Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3’’ only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1.The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but

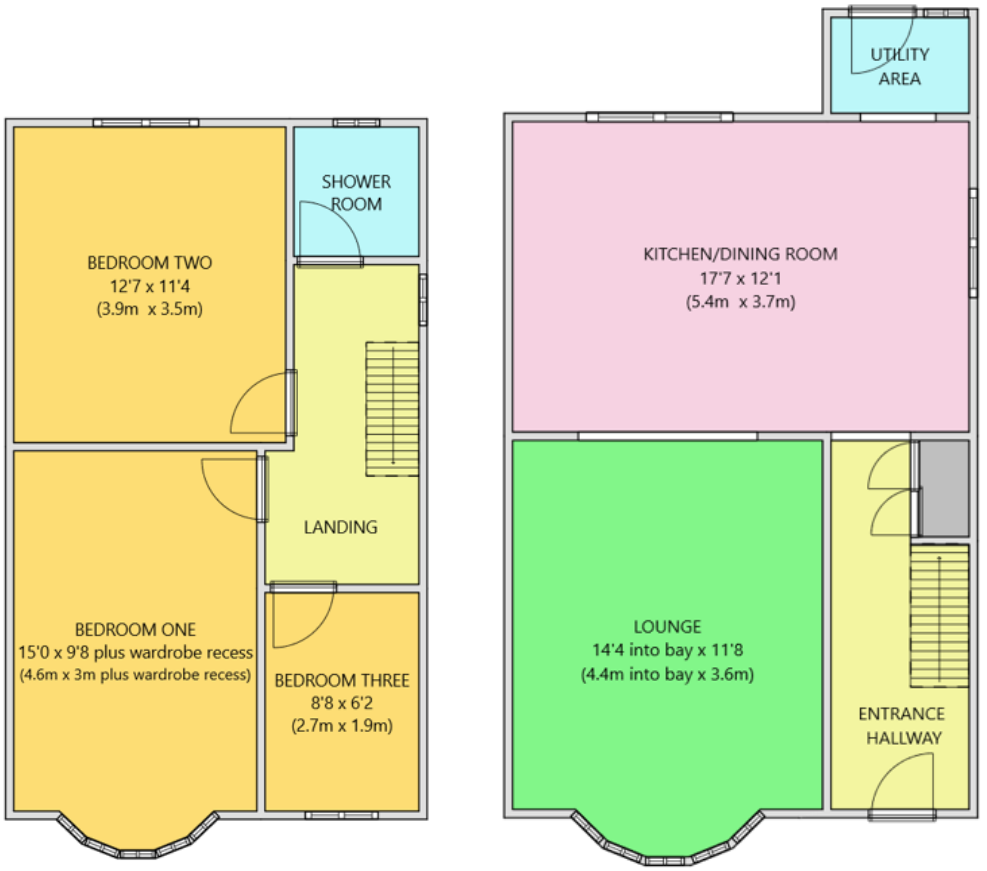
must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

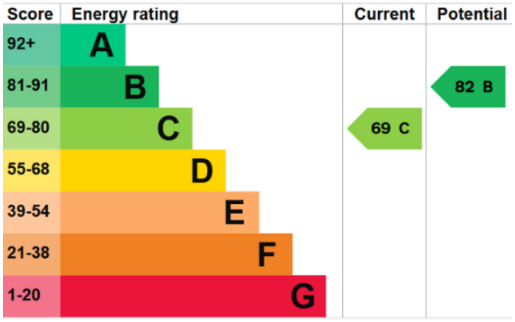
Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available









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