



**PILKINGTON ESTATES**  
PROFESSIONAL PROPERTY CONSULTANTS



## Millennium Street, Plymouth, PL2

**Offers Over: £230,000**

Set in the admired and sought-after area of Beacon Park is this charming family home located in a quiet estate. The two-bedroom property which is being sold chain free boasts natural light throughout making a lovely family home for entertaining. The ground level consists of a generous sized lounge, a downstairs WC and a beautiful kitchen diner which allows easy access to the lawned garden through French doors. On the first floor you have two well-proportioned double bedrooms with built in storage space.

The two bedrooms benefit from their own private bathrooms making the home very suitable for families with an older child. The property comes complete with a gorgeous enclosed rear garden which any buyer will be sure to adore, and a driveway large enough for two vehicles. EPC: B

## Rooms

**Entrance Hall** 4'9" x 3'8" (1.45m x 1.12m). composite door with small uPvc double glazed window to front aspect, carpetted flooring, radiator

**WC** 3'8" x 2'4" (1.12m x 0.7m). vinyl flooring, sink wash basin with mixer taps, toilet, extractor fan

**Living Room** 16'1" x 4.32 (4.9m x 4.32). carpetted flooring, radiator, uPvc double glazed window to the front aspect, storage cupboard under the stairs, stairs leading to the first floor

**Kitchen/Diner** 7'7" x 14'2" (2.3m x 4.32m). laminate flooring, radiator, uPvc double glazed double doors leading out to the garden, uPvc double glazed window to the rear aspect, space for washing machine, 4 ring gas hob, integrated oven and grill, sink with mixer tap and drainer, integrated separate fridge and freezer

**Landing** 5'9" x 7'7" (1.75m x 2.3m). carpetted stairs leading up to the landing which is also carpetted, with access to the loft

**Bedrom One** 14'2" x 8'10" (4.32m x 2.7m). carpetted flooring, radiator, uPvc double glazed window to the front aspect, fitted wardrobe with sliding mirrored doors

**Ensuite Bathroom** 6'1" x 5'3" (1.85m x 1.6m). vinyl tiled flooring, heated towel rail, toilet, sink with mixer taps, bath tub, shower, extractor fan

**Bedroom Two** 10'2" x 11'1" (3.1m x 3.38m). carpetted flooring, radiator, uPvc double glazed window to the rear aspect, fitted wardrobes with sliding doors, cupboard with emersion heating system

**Ensuite Bathroom Two** 8'2" x 3'10" (2.5m x 1.17m). laminate flooring, heated towel rail,





uPvc double glazed frosted window to the rear aspect, toilet, sink with mixer taps, shower cubicle which is tiled

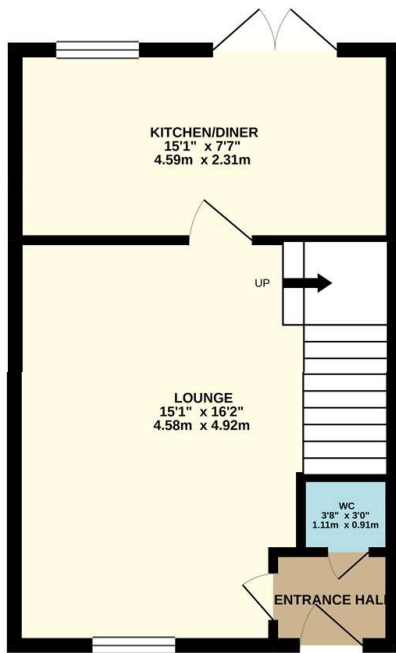
**Garden** part patio, part lawn, enclosed fenced garden

**Parking** driveway at the front of the property allowing parking for two cars

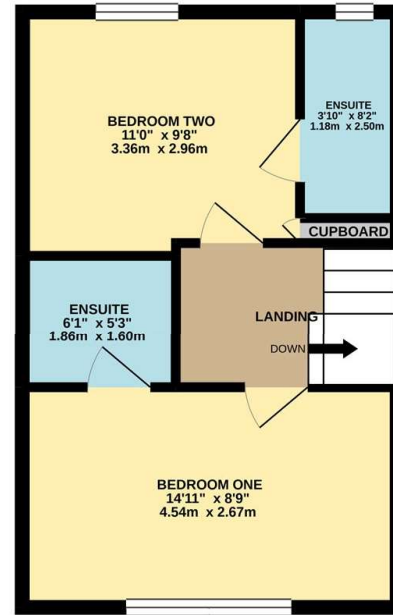
### **Charges**

Council Tax Band:

GROUND FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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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## Pilkington Estates - Plymouth

Third Floor, Unit 7, Sutton Harbour, Plymouth  
Devon, PL4 0DN

T: 01752 729777

E: jon@pilkingtonestates.co.uk

[www.pilkingtonestates.co.uk](http://www.pilkingtonestates.co.uk)

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Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

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