



Merrivale Road, Beacon Park, Plymouth, Offers Over: £240,000

This beautifully modernised three bedroom semi-detached home in the sought-after area of Beacon Park perfectly balances 1930s character and charm with a fresh and contemporary decor. On the ground floor, the property benefits from a large and airy open plan layout that makes an impeccable space for either a growing family, or entertaining. The living room area in particular is a real feature, beautifully decorated, with gorgeous bay windows that are emblematic of the era. Upstairs, the home has been just as attractively decorated with three spacious bedrooms, with a spectacularly modern family bathroom to match. Outside, at the front the property has a driveway providing off-street parking for a large family vehicle. The home also benefits from an large rear garden that provides a generous lawned area, and a private patio area perfect for outdoor entertaining. EPC: D

BEACON PARK

Rooms

Hallway White front door with frosted window, carpeted flooring, understairs cupboard

Lounge Wooden floor, gas wall mounted radiator, upvc bay window to the front aspect, electric fire place

Diner Wooden door, wooden flooring, gas wall mounted radiator, upvc window to the rear aspect

Kitchen Vinyl tiled flooring, brown wooden kitchen units with chrome handles, integrated single oven and gas hob, chrome sink with mixer tap and draining board, upvc window to the rear aspect, frosted panel back door

Bedroom 1 Wooden door, carpeted flooring, glass wall mounted radiator, upvc bay window to the front aspect

Bedroom 2 Wooden door, carpeted flooring, gas wall mounted radiator, upvc window to the rear aspect

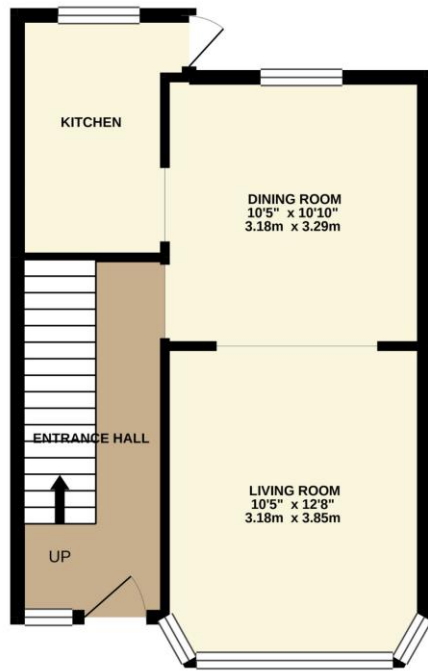
Bedroom 3 Wooden door, wooden flooring, gas wall mounted radiator, upvc window to the front aspect

Bathroom Wooden door, vinyl tiled flooring, bath with overhead chrome shower, white sink basin with chrome mixer tap, white toilet, upvc frosted panel window

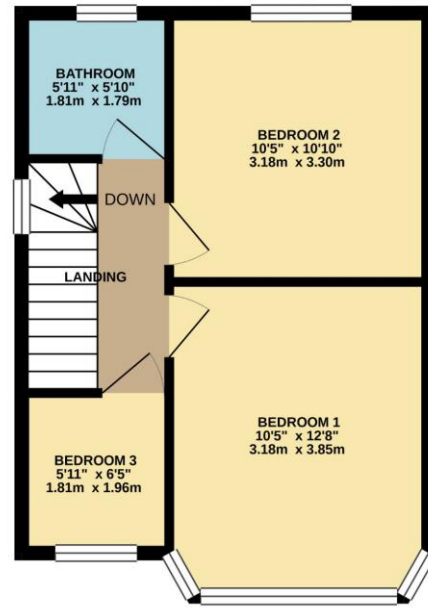




GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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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