



Falcon

01752 600444

45 South Down Road

Beacon Park, Plymouth, PL2 3HW

Guide Price £270,000- £280,000





In Brief

Semi - Detached open plan ground floor design with larger than average rear gardens

Reception Rooms Living room - Dining room

Bedrooms 3 Bedrooms

Heating Gas Central Heating

Tenure Freehold

Parking On Street

Council Tax C

Description

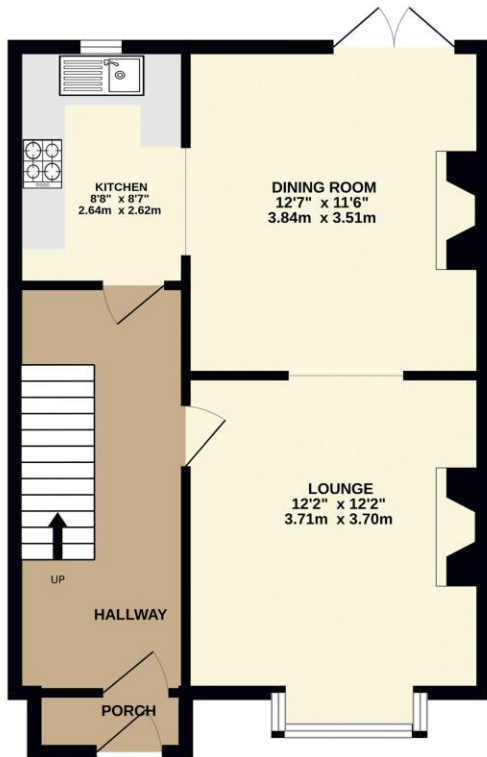
Situated in the ever-popular residential location of Beacon Park, Falcon are delighted to bring to the market this well-presented three-bedroom semi-detached family home on Southdown Road. Offering spacious and versatile accommodation throughout, this property would make a fantastic purchase for growing families or buyers looking to settle within a sought-after area close to excellent local amenities and schooling. The accommodation briefly comprises an entrance porch leading into a welcoming entrance hall, which provides access to a bright and airy living room featuring a charming box-front window. The ground floor has been designed with modern family living in mind, offering a wonderful open-plan flow between the living space, dining area, and kitchen, creating a sociable environment ideal for both everyday living and entertaining. Patio doors from the dining area open directly onto the rear garden, allowing plenty of natural light throughout the space. The kitchen and family bathroom further benefit from the added luxury of underfloor heating. To the first floor, the property offers two generous double bedrooms, a comfortable single bedroom, and a family bathroom suite. Externally, the home boasts an exceptionally larger-than-average rear garden, enjoying a good level of privacy and set across a gentle slope. The garden also benefits from a highly useful workshop with electricity, an outside WC, and an additional storage room, making it ideal for hobbies, working from home, or extra storage requirements. Further benefits include gas central heating and double glazing throughout. Conveniently positioned close to highly regarded local schools, the Plymouth Life Centre, nearby amenities, and excellent transport links into Plymouth City Centre, this property represents a superb opportunity to acquire a spacious home within a desirable location.

Need A Mortgage?

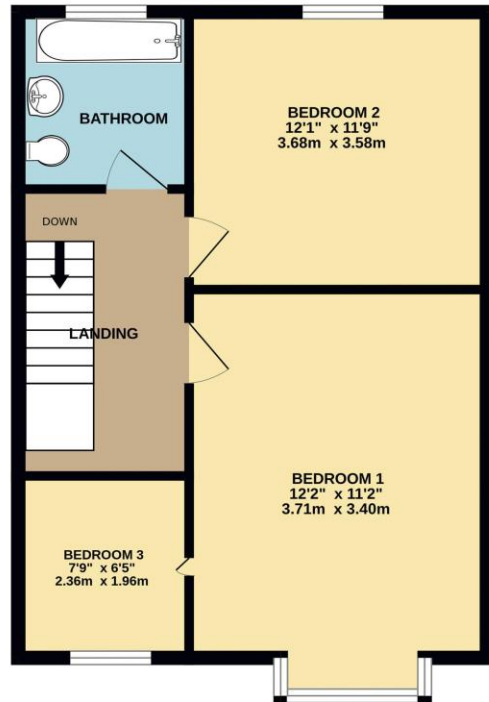
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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

