



Beaumont Road, Plymouth, PL4 9EA

£225,000 - Freehold



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- ✓ 4 DOUBLE BEDROOMS
- ✓ 2 BATHROOMS
- ✓ LOUNGE
- ✓ KITCHEN/DINER

- ✓ OUTSIDE SPACE
- ✓ UTILITY
- ✓ CENTRAL LOCATION
- ✓ LET FOR SEPT 2021

Fees from just £825 with no commission



Centrally located Buy to Let property with 4 good-sized Bedrooms, Lounge and Kitchen/Diner, large bathroom, separate Shower room and a Utility Room. Retaining some nice period features. The house is walking distance to the town centre and is located on a bus route that offers good access in and out of Plymouth. Currently fully let for the next academic year via Citylets.



ACCOMMODATION

ENTRANCE HALL Door leading into Entrance Vestibule then inner partly glazed door leading into the Hallway, doors leading to Lounge & Bedroom 1. Built in under stairs storage. A couple of stairs lead down to the Kitchen and further steps leading to the basement. Radiator. Stairs leading to 1st floor.

LOUNGE 11' 0" x 14' 1" (3.377m x 4.312m)

Good sized bright and airy room with large bay double glazed window to the front of the property and attractive original marble fire surround, cast iron fireplace, with decorative tilling. Radiator.

BEDROOM 1 11' 2" x 10' 11" (3.419m x

3.348m) Good sized double room, built in storage in alcoves. Double glazed Upvc window to the rear. Radiator.

KITCHEN/BREAKFAST ROOM 10' 2" x 10' 0" (3.111m x 3.061m) Range of base and wall cabinets, electric oven, electric hob with extractor fan over. Stainless steel sink and drainer. Upvc double glazed window over looking the rear of the property.

ENTRANCE VESTIBULE Stairs leading down from the hallway. Door leading to the rear garden and door leading to the bathroom.

BATHROOM 10' 9" x 6' 10" (3.301m x 2.084m) Spacious room with white suite comprising of close coupled low level wc, wash basin on pedestal, P shaped bath with shower over. Built in storage. Window to rear entrance vestibule. Door leading to utility.

UTILITY ROOM 9' 8" x 5' 3" (2.954m x 1.619m) Fitted worktop with washing machine and tumble dryer underneath. Restricted head room towards the end of the room.

BEDROOM 2 10' 8" x 11' 1" (3.258m x 3.389m) Double room overlooking the rear of the property. Upvc double glazed window. Radiator.

Built in storage to one side of the chimney breast.

SHOWER ROOM 5' 6" x 5' 2" (1.701m x 1.592m) White low level WC, corner washbasin, Shower Cubicle with electric shower, Radiator. Obscured glazed window to the side of the property.

BEDROOM 3 11' 2" x 10' 11" (3.418m x 3.346m) Another good sized double over looking the rear of the property. Upvc double glazed window. Built in storage either side of the fireplace. Original cast iron fire place with feature tiling and wooden surround. Radiator.

BEDROOM 4 18' 6" x 11' 0" (5.657m x 3.378m) Huge bedroom over looking the front of the property. Two windows, both Upvc double glazed, 1 in large bay. Another original fireplace with marble surround, cast iron fireplace with feature tilling. Radiator.

REAR COURTYARD Sunny rear courtyard with gate leading to service lane at the rear of the property.



Notes

FLOORPLANS



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Plymouth City Council

HEAD OFFICE

Beechwood House
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