

FOR SALE



**360° Virtual
Interactive
Viewing**
available for
this property!



Beaumont Road, St Judes, Plymouth

2 Bedrooms, 1 Bathroom, Ground Floor Flat

Asking Price Of £140,000





- Two Bedroom Ground Floor Flat
- Redecorated and New Carpets
- Modern Kitchen
- Period Features
- Close to Tothill Park
- Gas Heating and Double Glazing
- On Road Parking
- Council Tax A/ EPC C70
- Sought After Location
- No Onward Chain

*** RECARPETED AND REDECORATED - SUPER TWO-BEDROOMED GROUND FLOOR FLAT WITH MODERN KITCHEN COMMUTABLE TO CITY CENTRE AND GOOD ACCESS TO A38. ***

Accommodation comprises entrance hall, lounge, two bedrooms and modern white kitchen and bathroom. There is free on road parking and a courtyard garden. Council Tax Band A. EPC C70

LOCATION St Judes is located on the eastern edge of the city centre and is a popular residential area with ready access to green open-air park spaces. Beaumont Road is within easy walking distance of the city centre and is popular with young professionals wishing to be within easy acres of the city centre whilst wishing to be slightly removed from the hustle and bustle. Drakes Circus is a short 5 min walk from the area with grocery shopping facilities closer-by.

DESCRIPTION Upstairs entrance leads to the communal hallway, your property directly on the left.

Step into a light-filled lounge with a stunning bay window. Original features like the ceiling rose, coving, and fireplace add timeless charm, while beautiful floorboards flow throughout the freshly painted white space.

The double bedroom boasts the same original floorboards and offers a peaceful view of the rear aspect.

Ample storage awaits in the large, neutral hallway with two floor-to-ceiling cupboards - perfect for coats and shoes.

The bathroom features a classic white suite with a bath, overhead shower, WC, and washbasin. A versatile space, the smaller bedroom can function as a single bedroom or a home office.

The kitchen showcases clean white wall and base units, an oven, and a gas hob. An ornamental original AGA adds a touch of character. A PVC door leads you to the low-maintenance communal yard.





No onward chain, EPC C70, Council Tax Band A, and on-road parking for your convenience

VIEWINGS This property is suitable for a first time buyers or a small family looking to live within the St Judes Area

Interested applicants should call Martin & Co today on 01752 255255 in order to arrange their viewing appointment.

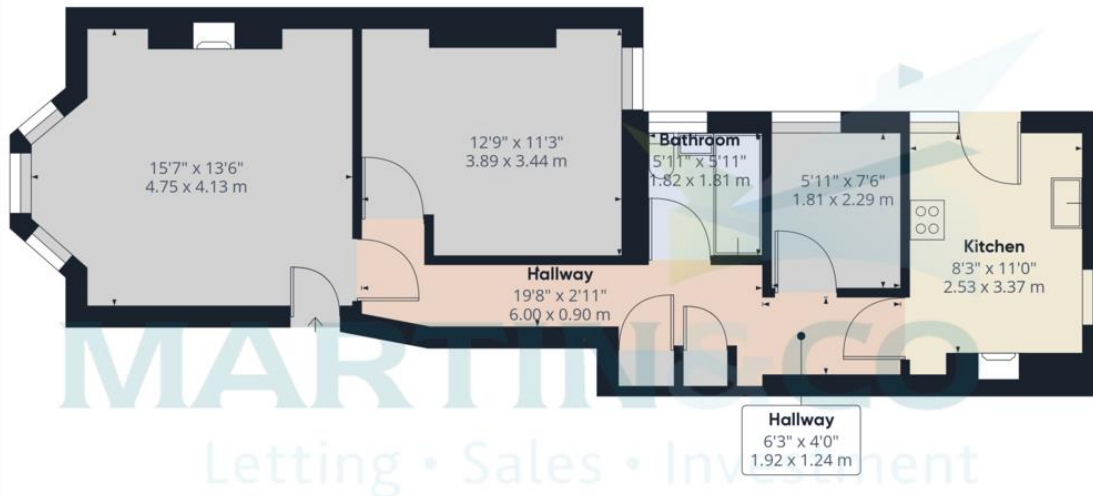
FREEHOLD We understand that the apartment is to be sold with a reverse freehold.

The above information is provided in good faith, although we would recommend prospective purchasers consult their own solicitor for formal verification.

NOTE TO APPLICANTS We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We routinely refer potential purchasers to Move With Us conveyancing. It is your decision whether you choose to deal with Move with Us. In making that decision, you should know that we receive an annual payments' benefit, equating to approximately £200 per referral.





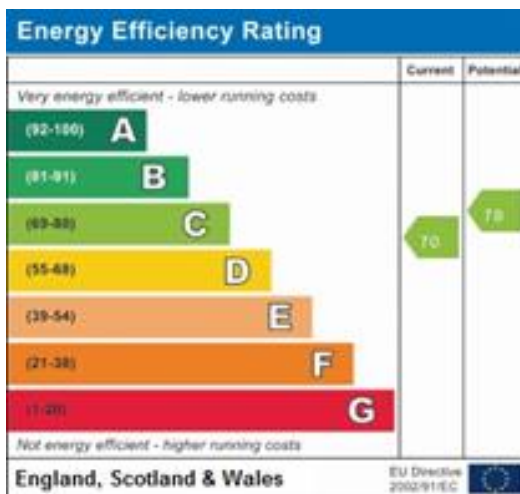


Approximate total area[#]
610.29 ft²
56.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.