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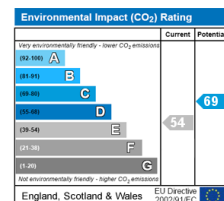
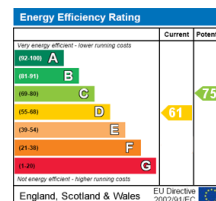
Dovedale Road, Beacon Park, Plymouth PL2 2RS



£850 per month

3 bedroom Semi-Detached

- ✓ AVAILABLE
- ✓ Recently Refurbished
- ✓ 3 Bedroom UNFURNISHED House
- ✓ In Quiet Cul de Sac Location
- ✓ Conservatory
- ✓ Sought After Area
- ✓ Gardens Front and Rear
- ✓ Off Road Parking





50 Victoria Road
St Budeaux
Plymouth, PL5 1RG

01752 54 77 89
www.viewme.co.uk

Description

This lovely 3 bedroom semi-detached house is located in a quiet cul-de-sac in Beacon Park.

The property briefly comprises:

Ground Floor:

Entrance Hallway, Lounge, Dining Room, Kitchen, Conservatory

First Floor:

Landing with access to the loft, Family Shower Room, Master Bedroom, 2nd Double Bedroom and Single Bedroom.

External:

Front Driveway with Garage, Front Garden, and rear Garden

Location

Dovedale Road is situated at the bottom of Beacon Park in a cul-de-sac quiet location. The area has a mix of families, young couples and more mature people.

Schools nearby include:

Mama Bear's Day Nursery/Pre-school, Ham Drive Nursery, Pennycross Primary, Montpelier Primary

Mayflower Community Academy, Devonport High School for Girls

Other Amenities include:

Trelawny Surgery (other surgeries are a drive away), Pharmacy, Takeaway Establishments. A short drive away there is a local Co-op, The Range and the shops in Peverell Park Road.

Within walking distance is The Nature Reserve in Ham Woods ideal for walks and enjoying the outdoor countryside feel in the middle of the City.

Ground Floor

Entrance Hallway - From the front uPVC door you enter into the entrance hallway with stairs leading to the first floor accommodation.

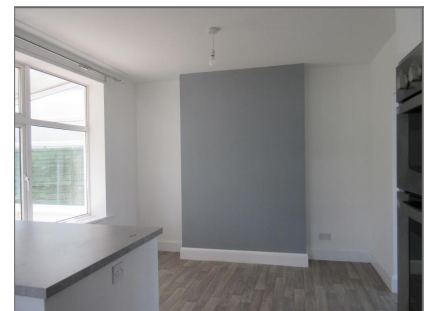
Carpet flooring, double modesty glazed window to the front of the property.

Alarm panel and wall mounted radiator.

Lounge - 13' 5" x 10' 5" (4.1m x 3.18m) From the hallway you enter into the lounge which then leads to the dining room.



Kitchen



Breakfast/Dining Room



Rear Aspect



Lounge

The lounge is a good sized room with bay double glazed window to the front of the property.

It has a feature tiled fireplace with electric fire.

It will be neutrally decorated with wall mounted radiator, carpet flooring and electrical sockets.

Kitchen/Dining Room - This room is currently undergoing total refurbishment joining the kitchen and dining room together to become a kitchen/dining room.

At present the galley style kitchen consists of base and eye level units with integral double oven and hob. There will be space for a washing machine and slim line fridge.

It will be neutrally decorated, partially tiled with vinyl flooring.

The combi boiler is located in the kitchen.

Double glazed window to the side aspect of the property and a door leading into the conservatory.

Current Dining Room - 10' 9" x 9' 8" (3.28m x 2.97m) From the lounge you enter into the dining room located towards the rear of the property.

It will be neutrally decorated with carpet flooring, wall mounted radiator and electrical sockets.

The double glazed window looks out towards the rear of the property.

Conservatory - A great addition to the property is the rear conservatory which overlooks the rear garden area.

Fully glazed, neutrally decorated.

First Floor

Landing - The landing area gives access to all the first floor accommodation.

It will be neutrally decorated with carpet flooring and double glazed window to the side of the property.

Loft access by way of a hatch.

Family Shower Room - This lovely shower room has been totally refurbished and comprises:

White low level WC, wash hand basin with mirror above and double shower unit.



Master Bedroom



2nd Bedroom (Double)



Shower Room (no bath)



Single Bedroom



The walls are panelled and there is a heated wall mounted towel rail, vinyl flooring and modesty glazed window to the rear of the property.

2nd Double Bedroom (rear) - 10' 9" x 10' 5" (3.28m x 3.18m) The second bedroom is a good sized double room to the rear of the property.

The double glazed window overlooks the rear garden.

It will be neutrally decorated with carpet flooring.

Master Bedroom - 13' 5" x 8' 2" (4.1m x 2.5m) The master bedroom is bright and airy with a bay window overlooking the front garden. It boasts a lovely cushioned window seat enjoy the sunshine coming through the window.

The room has wall to wall mirrored wardrobe and shelving space, it will be neutrally decorated with carpet flooring.

Bedroom 3 (Single) - 6' 5" x 6' 5" (1.98m x 1.96m) A good sized single bedroom which double glazed window to the front of the property.

Carpet flooring, built in cupboard and is neutrally decorated.

Exterior

Front Garden/Driveway - To the front of the property is a small hedged garden area with concrete driveway to the side.

At the end of the driveway is a single garage and access to the rear garden.

Rear Garden - To the rear of the property is a decent sized garden area with mature shrubs and a small lawned area - large enough to enjoy, small enough to manage.

Access to the rear garden is by way of the driveway or via the conservatory to the rear of the property.

Administration Fees

Initial Holding Fee: £196.00 (holds the property for two weeks)

Deposit: £980.00 (Held in the Deposit Protection Service)

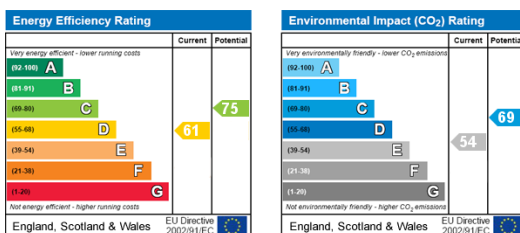
Rent in Advance: £850.00 less holding fee (£196.00) - £654.00

Floorplans



Floorplan

Energy Efficiency and Environmental Impact



Additional Information

More internal photographs to follow - limited viewings available.

Council Tax Band: C - £1,611.68 - 2019/20 (data captured from Plymouth City Council Web Site)

Waste Collection days:

Domestic Waste - Friday

Recycling - Thursday

Garden Waste - Wednesday

There is a bus service (No 35) which stops in Merrivale Road, one road away from the property.



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Sorry no pets

Non Smokers Preferred