



17 Channel Park Avenue, Efford, Plymouth, Devon, PL3 6LQ



# £190,000

Offered to the market for the first time since it was built in 1933, this characterful three-bedroom semi-detached home presents a rare opportunity to restore and modernise a much-loved family property. Retaining many original features, the house requires full refurbishment throughout, making it an ideal project for those seeking to create their dream home.

The accommodation is arranged over three levels, including a spacious basement with two large rooms, perfect for storage, hobbies, or conversion (subject to the necessary consents). The ground floor features an entrance hallway, a bright lounge with bay window, a separate dining room, and a compact kitchen with access to the rear garden.

Upstairs, there are three bedrooms – two generous doubles and a single – along with a family bathroom and separate WC. From the rear of the house, you can enjoy far-reaching views over the River Plym and towards Saltram National Trust.

The property benefits from a mixture of uPVC double glazing and aluminium-style windows. There is currently no gas central heating.

Externally, the property boasts a fantastic-sized south facing rear garden laid mainly to lawn with mature hedging. A shared driveway provides access to the front of the house.

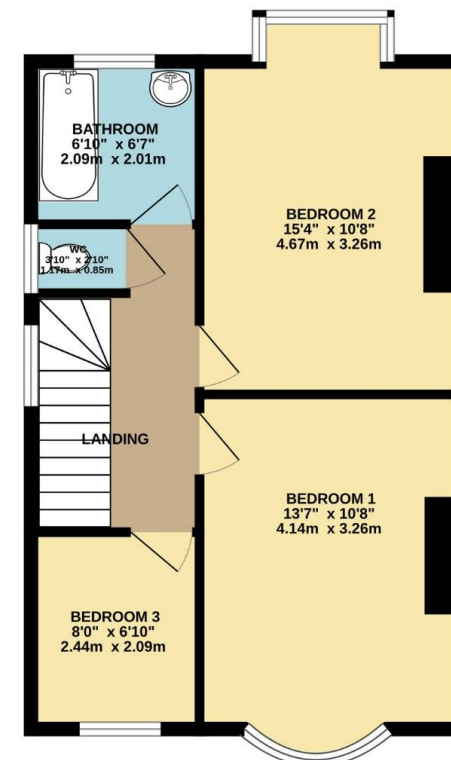
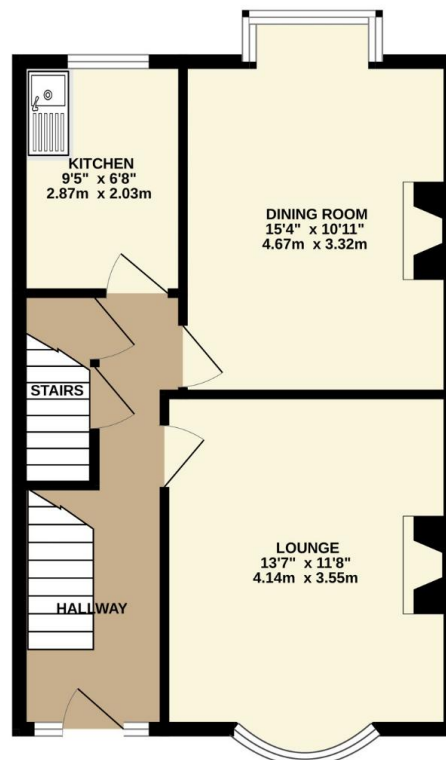
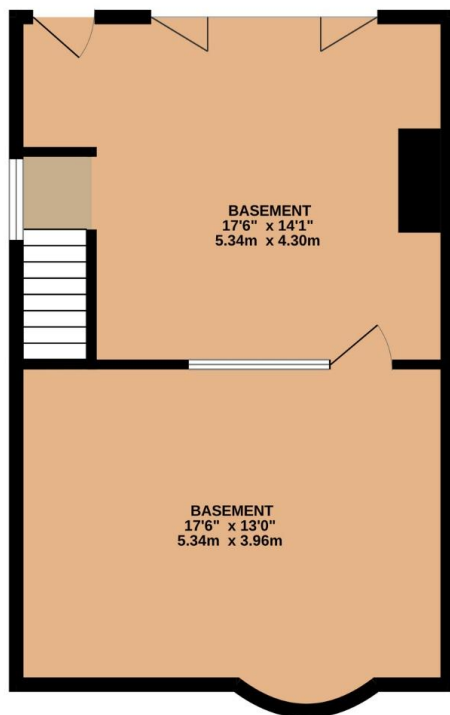
This is a wonderful opportunity to acquire a property with great potential, offered with no onward chain.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.







TOTAL FLOOR AREA : 1458 sq.ft. (135.4 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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