



71 Bowden Park Road



# 71 Bowden Park Road

, Plymouth, PL6 5NQ

Derriford Hospital approx. 2 miles. Plymouth City Centre approx. 5 miles.  
Exeter City Centre approx. 44 miles.

A well maintained three-bedroom family home, situated in the Crownhill area of Plymouth, within walking distance of local amenities and close proximity to Derriford Hospital and the City Centre.

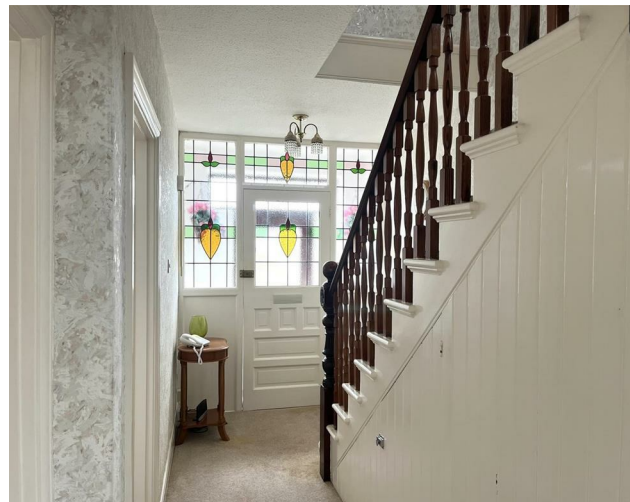
- CHAIN FREE
- Three reception Rooms
- Large Plot with Driveway & Garage
- Refurbishment Opportunity
- Freehold
- Semi-Detached Family Home
- Three Bedrooms
- Pleasant Enclosed Rear Garden
- Council Tax Band C

## Offers In Excess Of £350,000

This charming semi-detached property is suited in the ever-popular Bowden Park Road, a well regarded residential area of Crownhill, conveniently close to Garden Centre, Crownhill Shopping area, and within easy access of Derriford Hospital and the A38, providing links to Devon & Cornwall. The property occupies a generous, level plot. Internally the accommodation comprises, fitted kitchen, three good size reception rooms, three bedrooms and a family bathroom with separate W.C. Additional benefits include double glazing and nighttime storage heaters. Externally there is a wider than average, private driveway with an adjacent garage and a pleasant, enclosed rear garden.

Mains Gas & Electric. Mains Water/Drainage.

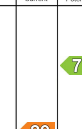

Based on data at Ofcom, Ultrafast broadband is at the property and EE, Three & O2 mobile data available.





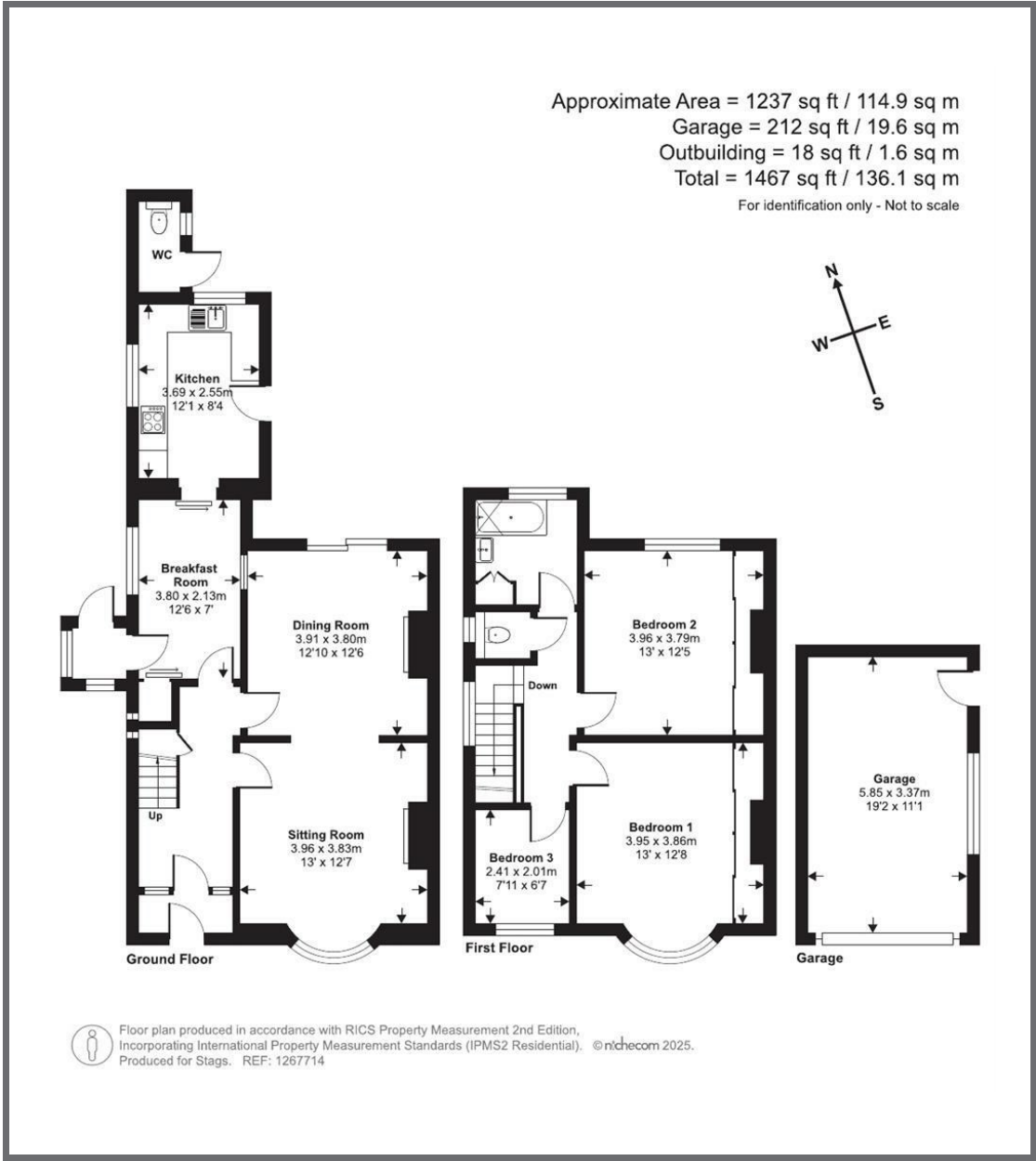
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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