



Asking Price £240,000

Novahomes are delighted to present this stunning four-bedroom family home, perfectly situated in the sought-after location of Southway. Offering spacious and light-filled accommodation throughout, this beautifully maintained property is ideal for modern family living. Upon entering, you are welcomed by a bright and airy entrance hall leading to a generous lounge, featuring double doors that open onto the beautifully landscaped rear garden—perfect for indoor-outdoor living. The modern fitted kitchen boasts integral appliances, providing a sleek and practical space for cooking. A versatile fourth bedroom completes the ground floor, offering flexibility for use as a guest room, home office, or playroom. Upstairs, you will find three well-proportioned bedrooms, all offering comfortable living space, along with a stylish, modern fitted bathroom. Externally, the property benefits from driveway parking to the front and a generous, landscaped rear garden, ideal for relaxing and entertaining. Other benefits include owned solar panels, gas central heating and double glazing. Early viewing is highly recommended to fully appreciate all this wonderful home has to offer!

novahomes

Established 2008

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Bampfylde Way, Southway, PL6 6SP

Accommodation Comprises

Ground Floor

Entrance Hall

Lounge/Dining Room 5.35m (17`6") x 4.17m (13`8") plus 6.21m (20`4") x 6.21m (20`4")

Kitchen 2.89m (9`6") x 2.60m (8`6")

Bedroom 4 2.57m (8`5") x 1.92m (6`4")

First Floor

Landing

Bedroom 1 3.70m (12`2") x 2.00m (6`7")

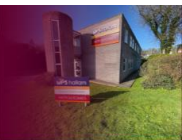
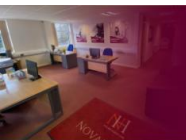
Bedroom 2 3.20m (10`6") x 2.93m (9`7")

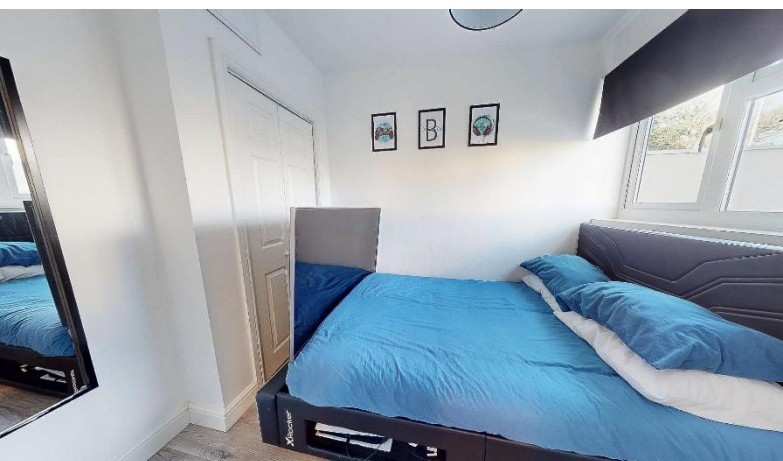
Bedroom 3 3.45m (11`4") x 2.32m (7`7")

Bathroom

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



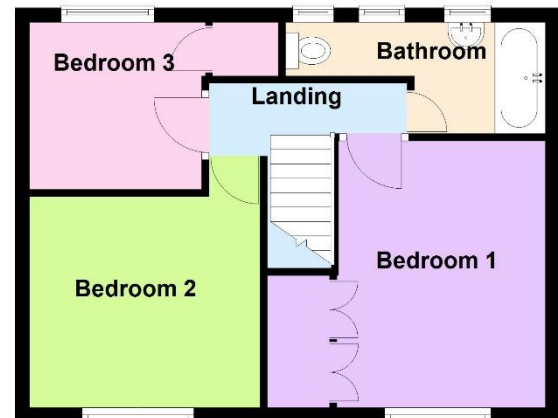




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

