

# clever



## 2 Bampfylde Way

Southway, Plymouth, PL6 6SW

**Guide price £135,000**



\*\*\*GUIDE £135,000 TO £145,000\*\*\*

STUNNING, DECEPTIVELY SPACIOUS MAISONETTE SITUATED IN A POPULAR RESIDENTIAL LOCATION WITH NO CHAIN AND 999 YEAR LEASE/SHARE OF FREEHOLD.

Welcome to Flat 2, 2 Bampfylde Way, Plymouth - a stunning modern apartment that offers the perfect blend of comfort and style. This spacious maisonette boasts three bedrooms, ideal for a growing family or those in need of extra space.

As you step inside, you are greeted by a bright and airy open plan living kitchen area, perfect for entertaining guests or simply relaxing after a long day. The property features two bathrooms, ensuring convenience and privacy for all residents.

One of the standout features of this apartment is the enclosed courtyard garden, providing a tranquil outdoor space where you can enjoy a morning coffee or unwind in the evening.

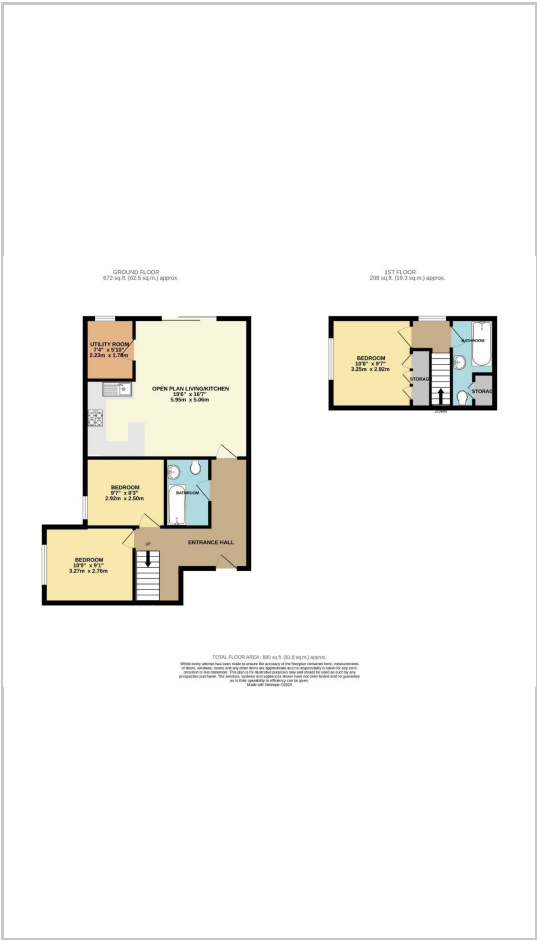
Located in a convenient area, this property offers parking for two vehicles, making it easy for you and your guests to come and go as you please. Whether you're looking for a new family home or a stylish space to call your own. Don't miss out on the opportunity to make this beautiful apartment your own. EPC C. Council Tax Band A.



# Area Map



# Floor Plans



# Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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