



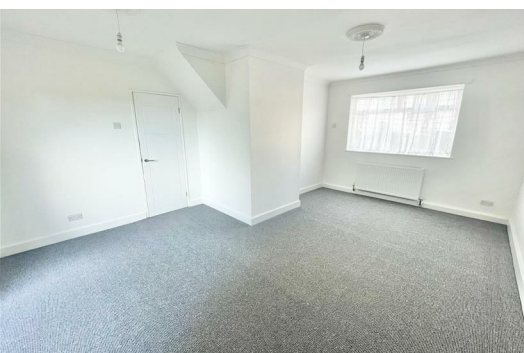
## 41 Bampfylde Way

, Plymouth, PL6 6SR

**£1,200 Per Calendar Month**



VIEWING DAY FULLY BOOKED Available from July 2024 is this fabulous 3-bedroom end-terraced property which has been recently refurbished. The accommodation briefly comprises 3 bedrooms, bathroom & separate wc upstairs, with the lounge & good-sized kitchen/dining room downstairs. The property has been redecorated & re-carpeted together with a new fitted kitchen & bathroom. Double-glazing & central heating. Outside, there is a drive, garage & lovely gardens to the front & rear.





## BAMPFLYDE WAY, SOUTHWAY, PL6 6SR

### ACCOMMODATION

Access to the property is gained via the uPVC double-glazed entrance door leading into the entrance hall.

### ENTRANCE HALL

Providing access to the ground floor accommodation. Stairs rising to the first floor. Laminate floor.

### KITCHEN/DINING ROOM 18'2" x 9'10" at widest points (5.56 x 3 at widest points)

A dual aspect room with double-glazed windows to the front and rear elevations. Within the dining area there is space for table and chairs. In the kitchen area there is a series of modern matching eye-level and base units with matching up-stands. Inset single drainer sink unit. Built-in 4-ring electric oven and hob with an extractor hood above. Space and plumbing for washing machine. Laminate floor. Double-glazed door providing access to the rear patio and garden. Doorway leading into the lounge.

### LOUNGE 18'2" x 14'0" (5.56 x 4.28)

A lovely-sized dual aspect room with a double-glazed window to the front elevation and double-glazed sliding patio door leading out to the rear garden.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Double-glazed window to the rear elevation.

### BEDROOM ONE 12'5" x 9'9" (3.80 x 2.98)

Recessed open storage area. Built-in storage cupboard. Double-glazed window to the front elevation.

### BEDROOM TWO 11'0" x 9'11" (3.37 x 3.04)

Double-glazed window to the front elevation.

### BEDROOM THREE 8'0" x 7'11" (2.46 x 2.43)

Double-glazed window to the rear elevation. Recess for a wardrobe area.

### BATHROOM 5'5" x 5'1" (1.67 x 1.55)

White suite comprising a panel bath and sink unit. Obscured double-glazed window to the rear elevation.

### SEPARATE WC 4'2" x 2'6" (1.29 x 0.77)

Comprising a low level toilet. Obscured double-glazed window to the rear elevation.

### OUTSIDE

At the front of the property is a hedged front garden area which has been laid to gravel. Adjacent to this is the driveway which leads to the detached garage. Side access door providing access down the side of the property to the rear. The rear garden consists of a paved patio area adjacent to the rear of the property with steps rising to an elevated section. The elevated section has a combination of gravelled and paved areas together with a lawned section. Planted borders laid to bark and mature trees beyond the boundary of this property.

### GARAGE

Up-&-over door to the front elevation. Power.

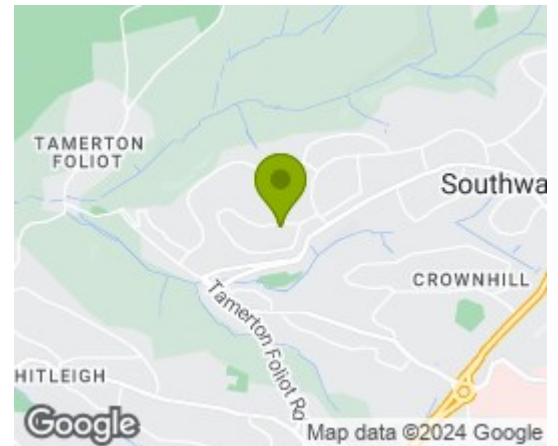
### COUNCIL TAX

Plymouth City Council  
Council tax band B

### Rental holding deposit

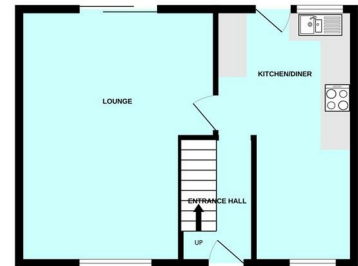
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

## Area Map

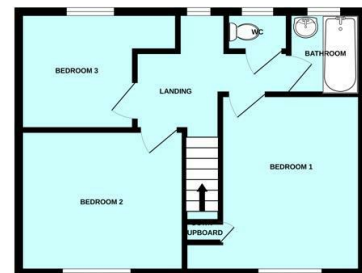


## Floor Plans

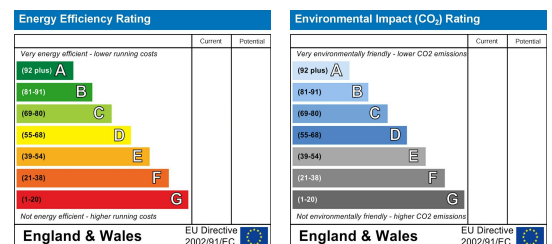
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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