



Bampfylde Way, Southway Plymouth, Devon, PL6 6SZ

£180,000

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A fantastic opportunity to acquire this spacious three-bedroom family home, positioned in an elevated spot with an open outlook and generous rear garden, ideal for growing families, first-time buyers or buyers looking to put their own stamp on a property over time.

Offering approximately 938 sq.ft (87.1 sq.m) of accommodation, the property provides a really well-balanced layout throughout. The ground floor benefits from a spacious lounge to the front, a separate dining room overlooking the garden and a surprisingly generous kitchen measuring over 16ft in length, creating a great social and practical family space.

Upstairs, there are three bedrooms, a family bathroom and separate WC, a layout many buyers still actively look for within this style of property.

Floor Area

938 sq. ft.

Tenure

Not given

Service Charge

£ per annum

Ground Rent

£ per annum



Outside is where this home really starts to stand out. The rear garden is a fantastic size with multiple tiers and plenty of usable space, ideal for children, pets, entertaining or even future landscaping projects.

To the front, the property enjoys an elevated position set back from the road, with steps leading up through the front garden.

The property would now benefit from some modernisation in places, but that is very much reflected in the opportunity on offer here. For buyers wanting space, potential and a long-term family home they can gradually improve over time, this feels like a really solid option.



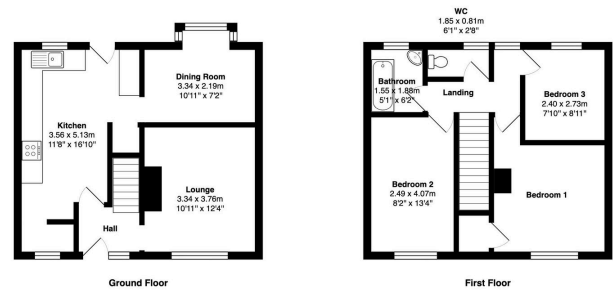
Francis Stuart

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- Three-bedroom family home Approx. 938 sq.ft / 87.1 sq.m
- Spacious 16ft Kitchen with Separate lounge & dining room
- Large tiered rear garden
- Approx. 938 sq.ft / 87.1 sq.m
- Family bathroom plus separate WC
- Viewings are taking place on Tuesday 19th May between 12.00 and 1pm Viewings are strictly by appointment. To book, please contact kelly@francis-stuart.co.uk .



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Approximate Area - 87.1 m² ... 938 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 information purposes only and should be used as such by any prospective purchaser or tenant. 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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