



6 Lester Close, Higher Compton, Plymouth, Devon, PL3 6PX



## Offers Over £260,000

Located in this popular residential area in a quiet cul-de-sac close to the local amenities at Higher Compton, desirable schooling, local transport links into the City Centre and easy access onto the A38 dual carriageway is this three-bedroom semi-detached family home.

This attractive property welcomes you via a block paved driveway offering off-road parking for two vehicles and a detached garage. Step inside to a bright, spacious hallway that leads into a bay-fronted lounge, elegantly finished in warm neutral tones—an inviting space perfect for relaxation.

At the heart of the home lies a contemporary galley-style kitchen, seamlessly opening into a generous dining area ideal for family meals and entertaining. French doors lead into a light-filled conservatory, currently arranged as a second reception room, which flows effortlessly onto the south-facing courtyard garden. Fully paved for ease of maintenance, this sunny outdoor retreat is perfect for al fresco dining, barbecues, or simply unwinding, with ample space for seating and even a small vegetable patch. To the side of the garage, a covered walkway with transparent Perspex roofing offers practical side access and has been cleverly utilised as a greenhouse-style area. A convenient understairs WC completes the ground floor.

Upstairs, a spacious family bathroom with a modern white suite and shower-over-bath serves three well-proportioned bedrooms. The primary bedroom features a bay window and plenty of space for freestanding furniture, while the second offers generous double proportions with room for storage and a desk. The third bedroom, though more compact, comfortably accommodates a single bed—making it ideal as a child's room, guest bedroom, or home office.

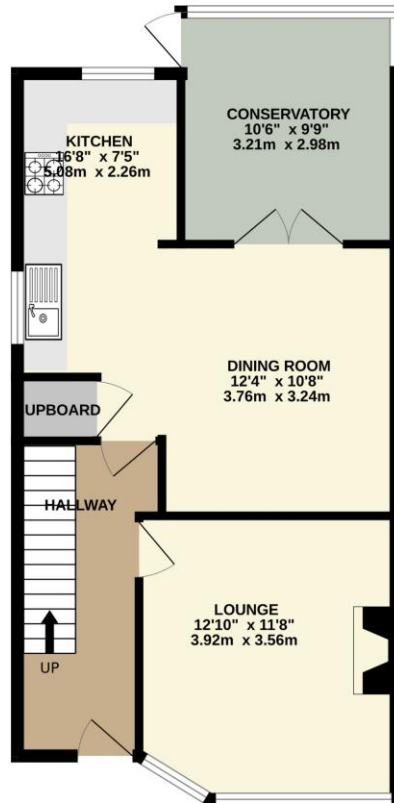
Updated in recent years, the home enjoys neutral décor throughout, maximising the sense of light and space to create a move-in-ready interior. Additional features include double glazing, gas central heating, and a thoughtful layout designed for comfortable modern living.

To view this property call Lang Town & Country Estate Agents on **01752 256000**.

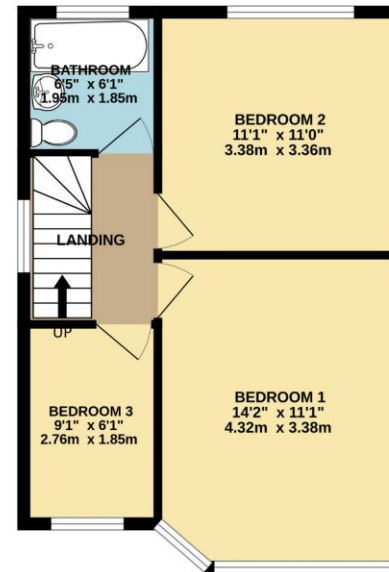




GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes only and should be used as such by any prospective purchaser. 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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