



Falcon

01752 600444

245 Bampfylde Way

Southway, Plymouth, PL6 6SZ

Guide Price £180,000 - £190,000





In Brief

Bright three-bedroom semi with sunny aspect and private garden

Reception Rooms large living room

Bedrooms 3 bedrooms

Heating Gas central heating

Area 851 sq ft

Tenure Freehold

Parking On street parking

Council Tax B

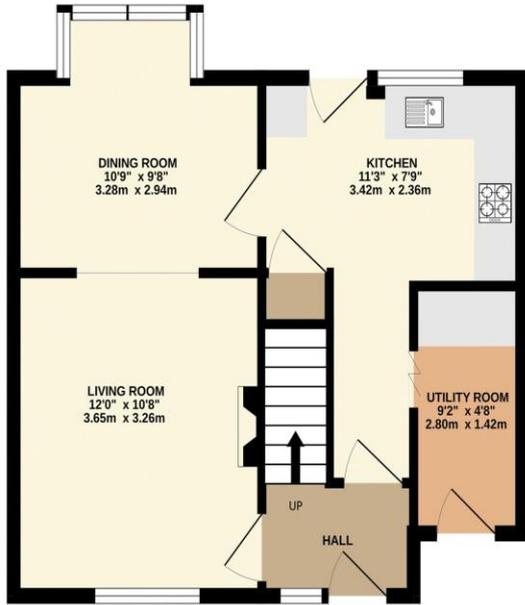
Description

Located in a great family-friendly area, this attractive 1950s style three-bedroom semi-detached home enjoys a commanding position on the road and benefits from a fabulous open southerly aspect to the front, providing plenty of natural light and a pleasant outlook. As you enter the property, the welcoming entrance hallway leads to a large and well-proportioned living room, which features windows to both the front and rear, creating a bright and airy space ideal for family living and entertaining. An opening goes into the separate dining room. The kitchen is well fitted and offers good storage and workspace, complemented by a separate utility room, adding excellent practicality for everyday life. Upstairs, the first floor offers three bedrooms, with the two main bedrooms at the front enjoying a particularly sunny outlook and open views. The accommodation is completed by a family bathroom. Further benefits include gas central heating and UPVC double glazing throughout, along with on-street parking. Externally, the property boasts a lovely rear garden, mainly laid to lawn and of a good size, offering a nice degree of privacy and backing onto parkland, making it ideal for families and those who enjoy outdoor space. A patio area provides a perfect spot for seating and entertaining. The location is ideal for families, with a good selection of local schools nearby, including Oakwood Primary School and Beechwood Primary Academy, along with excellent access to local amenities and green spaces. This is a fantastic opportunity to acquire a well-positioned family home with great potential in a popular residential area. Early viewing is recommended.

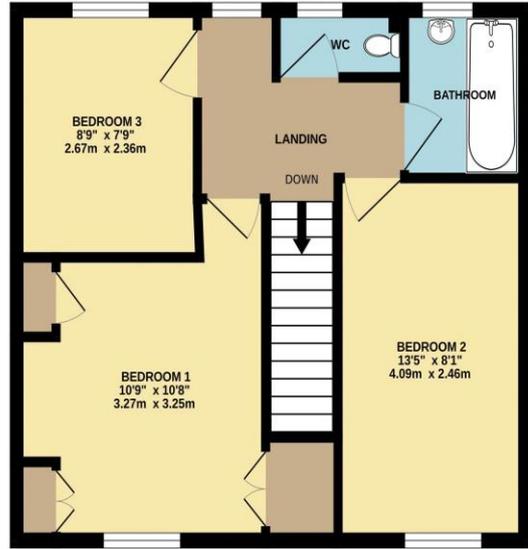
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Floor Plans

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(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	
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