



LANG TOWN
& COUNTRY

20 Mount Batten Way, Plymstock, Plymouth, Devon, PL9 9EJ


LANG TOWN
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SALES

Price £275,000



Welcome to the market for the first time in over 50 years, this 3-bedroom semi-detached house on Mount Batten Way, Plymstock. Nestled in a highly desirable location, this home offers easy access to local amenities, well-regarded schooling options, and excellent transport links. Upon entering through the entrance porch, you are greeted by a welcoming hallway that leads to the various living spaces. The generous lounge features a fireplace. The adjacent kitchen/diner is designed with ample storage space and provides direct access to the garden, making it perfect for family meals and gatherings. A convenient shower room completes the ground floor layout.

Upstairs, three bedrooms await. Bedroom two boasts access to a balcony, offering a tranquil retreat to enjoy the outdoors. The bedrooms share a 4-piece shower room equipped with a shower cubicle, wash hand basin, WC, and bidet, ensuring comfort and convenience for the household.

Outside, the front garden is attractively landscaped with a lawn and mature flower borders, enhancing the property's curb appeal. The rear garden is south facing and designed for low maintenance, it features a patio seating area. Additionally, there is convenient access to the garage and off-road parking facilities.

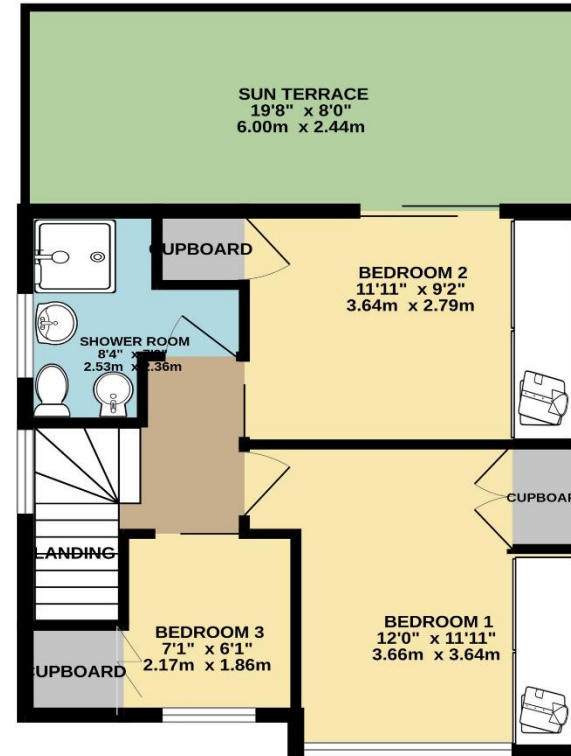
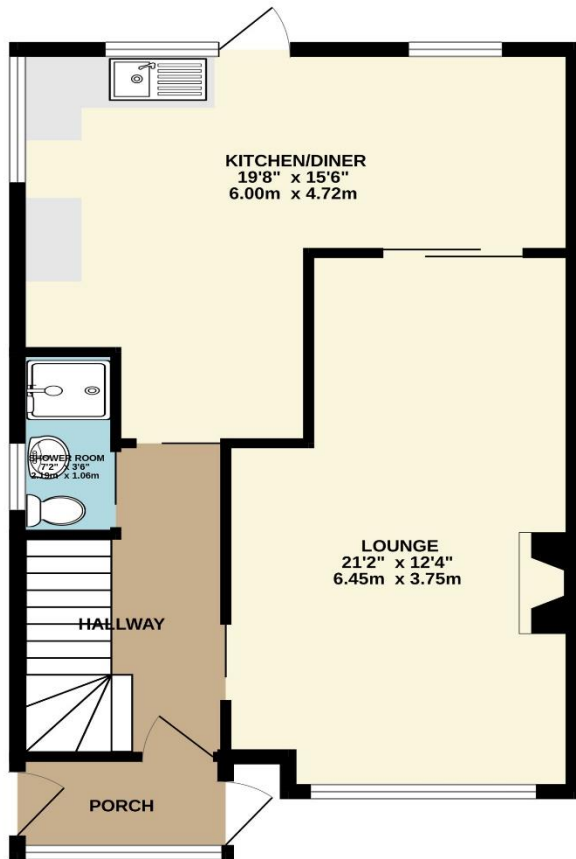
This property on Mount Batten Way requires modernisation but presents an exceptional opportunity to enjoy contemporary living in a sought-after location, combining comfort with proximity to essential amenities and transport links.

Agents note: This property has benefits from ample storage, with the loft being boarded and there is a cellar under the house with a lockable door.

This property is close to an array of local amenities including the Broadway Shopping Centre, Doctor's Surgeries and Dental Surgeries. Recreational facilities can be found close by to include the Mount Batten Water Sports Centre, Staddon Heights Golf Course and the picturesque countryside and coastlines found at the South Hams which offers stunning walks along the South West coastal path. Transport links provide access to the vibrant Plymouth City Centre and the South Hams.

To view this property call Lang Town & Country Estate Agents on **01752 456000**.





TOTAL FLOOR AREA : 992 sq.ft. (92.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Lang Town & Country
6 The Broadway
Plymstock
Plymouth
PL9 7AU
Tel: 01752 456000
Email: plymstock@langtownandcountry.com
www.langtownandcountry.com

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