

# Lang

AND CO

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31 MOUNT BATTEN WAY, PLYMSTOCK, PLYMOUTH, PL9 9EG









## Price £259,950 Freehold

Lang & Co are delighted to offer this extremely well presented three bedroom semi detached bungalow situated in a popular and sought after location in the heart of Plymouth. Offering spacious accommodation throughout this bungalow would be ideally suited to any prospective purchaser looking to be within walking distance of the Broadway Shopping Centre and local amenities. The accommodation comprises of; an entrance hallway, a dual aspect lounge/diner with feature fireplace and French doors leading onto the south facing rear garden, a modern fitted kitchen/breakfast room, three bedrooms and a modern bathroom. Modern benefits include double glazing and gas central heating. To the front of the property there is a laid to lawn garden and a brick paved driveway which provides parking and access to the single garage. To the rear of the property beautifully kept south facing garden with a variety of shrubs and bushes.

This bungalow is ideally located within close proximity to the Broadway Shopping Centre which offers an array of shops and facilities including, banks, a post office, travel agents and a Cooperative Store. Transport links provide access to the vibrant city centre of Plymouth and the South Hams countryside and coastline. Recreational facilities can be found at Staddon Heights Golf Course and the Mount Batten Water Sports Centre and stunning coastal walks can be enjoyed along the South West coastal path.

This bungalow is being offered with vacant possession and no onward chain and a viewing is essential to appreciate all that is on offer.

**COUNCIL TAX:** We understand the property is in band 'C' and the amount payable for the year 2014/2015 is £1,366.98 (*obtained by internet enquiry with Plymouth City Council, these details are subject to change*)

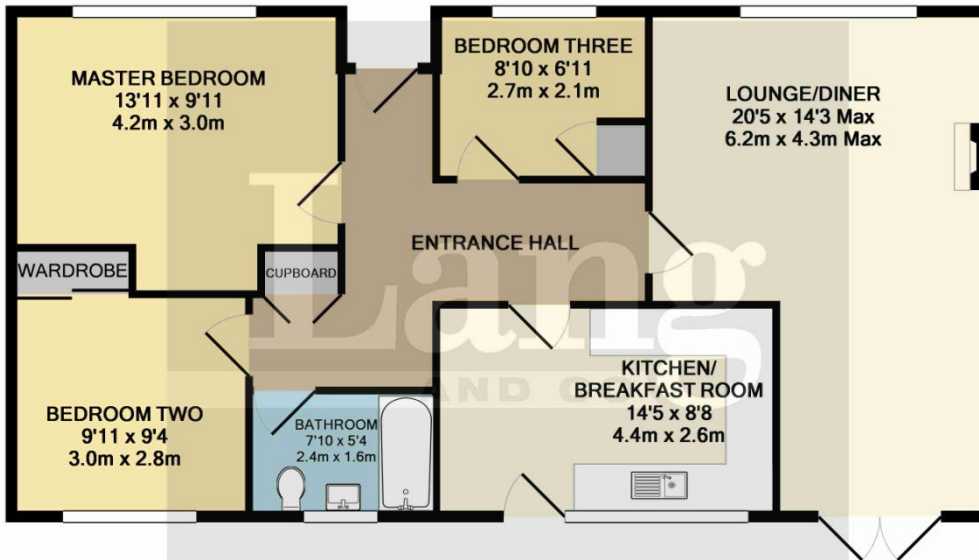
ENTRANCE HALL  
LOUNGE/DINER  
20' 5" x 14' 3" Max (6.22m x 4.34m)  
KITCHEN/BREAKFAST ROOM  
14' 5" x 8' 8" (4.39m x 2.64m)  
MASTER BEDROOM  
13' 11" x 9' 11" (4.24m x 3.02m)  
BEDROOM TWO  
9' 11" x 9' 4" (3.02m x 2.84m)  
BEDROOM THREE  
8' 10" x 6' 11" (2.69m x 2.11m)  
BATHROOM  
7' 10" x 5' 4" (2.39m x 1.63m)

**OUTSIDE**  
GARAGE & BRICK PAVED DRIVEWAY  
FRONT & SOUTH FACING REAR GARDEN

### IMPORTANT NOTICE CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.

Lang & Co is the trading name of Lang & Co Estate Agents Limited, Registered in England & Wales, Company Number: 7693964. Registered Office: 40 Mannamead Road, Mutley, Plymouth, PL4 7AF.



Measurements are approximate. Not to scale. Illustrative purposes only  
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#### VIEWING AND NEGOTIATIONS

Strictly through the vendors Agents, Messrs. Lang & Co., (01752) 456000  
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Office Hours: Monday-Friday 9.00am-5.30pm (Saturday) 9.00am-4.00pm  
24 HOUR ANSWERING SERVICE

