



## Asking Price £140,000

Novahomes are delighted to present this spacious three-bedroom terraced family home, ideally situated in Buckfast Close, Ham. An ideal project for those looking to put their own stamp on a property, this home requires a good degree of modernisation throughout, offering fantastic potential to create a wonderful family space. The accommodation is arranged over two floors and comprises an entrance hall, a generous lounge, a separate dining room, and a kitchen on the ground floor. Upstairs, you will find three bedrooms, a bathroom, and a separate WC. Externally, the property boasts a generous rear garden, perfect for families and keen gardeners alike. Offered to the market with no onward chain, this is a fantastic opportunity not to be missed. Contact Novahomes today to arrange your viewing!



## Buckfast Close, Ham, PL2 2HD

### Accommodation Comprises

Ground Floor

Entrance Hall

Lounge 5.47m (17` 11") max x 3.71m (12` 2")

Kitchen 3.79m (12` 5") x 2.62m (8` 7")

Dining Room 2.75m (9`) x 2.75m (9`)

Entrance Hall

First Floor

Landing

Bedroom 1 4.38m (14` 4") x 3.22m (10` 7")

Bedroom 2 3.79m (12` 5") x 3.64m (11` 11")

Bedroom 3 3.45m (11` 4") x 2.15m (7` 1")

Bathroom

WC

### Other Information

Please be aware that we believe the construction of this property to be non-standard, likely of Laing Easi construction type. We recommend discussing this with your mortgage advisor, as while some lenders may have restrictions, there are a number of lenders who are willing to offer mortgages on this type of construction.

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.











**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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CONTRACT**

**FULL SERVICE  
ESTATE AGENTS**

**NO SALE  
NO FEE**

