



Offers in excess of £230,000

An exciting opportunity to acquire this beautifully presented and deceptively spacious four/five-bedroom family home in the highly regarded area of Blandford Road, Lower Compton. Thoughtfully arranged over three floors, this property offers superb flexibility, ideal for modern family living or multigenerational households. Upon entering the home at ground level, you are greeted by a welcoming hallway leading to a bright bay-fronted double bedroom and a spacious lounge, also with bay window and feature fireplace, which could easily serve as a fifth bedroom or second reception. A modern family bathroom completes this level, fitted with a bath and overhead shower, twin wash basins, and WC — perfect for busy family life. The lower ground floor is the true heart of the home, offering a large open-plan kitchen and dining area — a perfect setting for entertaining or relaxed family meals. The newly fitted kitchen features contemporary units, generous workspace, and integrated appliances, with a door opening directly to the private, low-maintenance rear garden. The dining room could also be utilised as a lounge. Upstairs, the first floor hosts two generous double bedrooms, both enjoying bay windows that fill the rooms with natural light, a further single bedroom, and a stylish shower room with walk-in enclosure, vanity unit, WC, and storage. Externally, the property benefits from a charming front garden and a sizeable rear garden designed for easy upkeep — ideal for outdoor dining, children's play, or simply enjoying the sunshine. With modern décor, two bathrooms, and a flexible layout offering multiple living or bedroom configurations, this property represents an excellent opportunity for families seeking space, style, and practicality in a sought-after Plymouth location.

novahomes

Established 2008

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Blandford Road, Lower Compton, PL3 5DS

Accommodation Comprises

Lower Ground Floor

Kitchen 16` 2" x 13` 1" (4.93m x 3.99m)

Dining Room 10` 6" x 13` 7" (3.20m x 4.14m)

Ground Floor

Lounge/Bedroom Five 10` 7" x 18` 2" (3.23m x 5.54m)

Bedroom Three 10` 7" x 10` 10" (3.23m x 3.30m)

Bathroom

First Floor

Bedroom One 10` 10" x 15` 1" (3.30m x 4.60m)

Bedroom Two 10` 10" x 14` 9" (3.30m x 4.50m)

Bedroom Four 6` 1" x 8` 6" (1.85m x 2.59m)

Shower Room

Viewing Arrangements

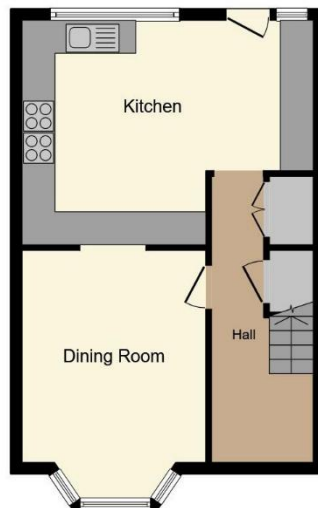
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



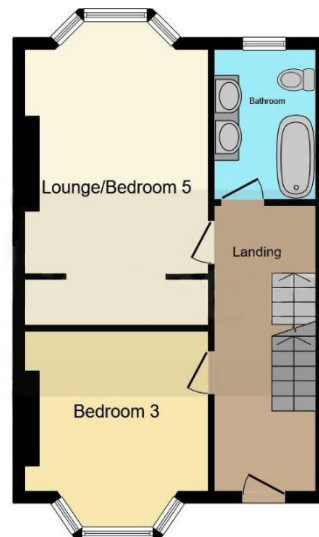




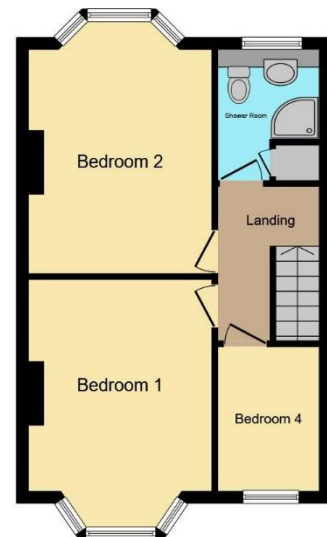
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 Plus)		87
B (81-91)		
C (69-80)		
D (55-68)	68	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Lower Ground Floor



Ground Floor



First Floor

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.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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