



Falcon

01752 600444

20 Mostyn Avenue

Lipson, Plymouth, PL4 7HD

Guide price £230,000- £240,000





In Brief

Mid - terraced set over Three floors

Reception Rooms Living room- Dining room

Bedrooms 3 bedrooms

Heating Gas central Heating

Tenure Freehold

Parking On street parking

Council Tax B

Description

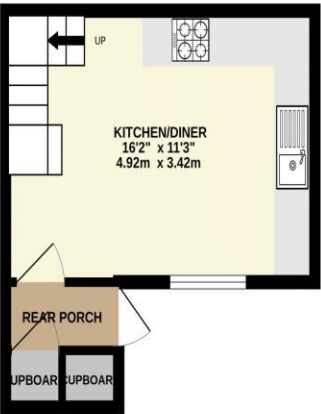
Charming Three-Storey Period Home in Popular Lipson Location This delightful mid-terrace property, set over three floors, offers character, space, and a superb location in the sought-after area of Lipson. On the lower ground floor, a spacious kitchen/diner provides the perfect hub of the home, with direct level access to a private patio garden — ideal for family gatherings or summer entertaining. The first floor features a welcoming sitting room, a separate dining room, and a modern family bathroom, blending period charm with practicality. Upstairs, the second floor hosts three well-proportioned bedrooms. The property also benefits from a fully boarded loft space with Velux windows, accessed via a loft ladder, offering excellent potential for a home office, playroom, or additional storage. Perfectly positioned near well-regarded schools, local shops, and bus routes to Plymouth City Centre, this home combines convenience with charm. It would make an excellent first-time buy or a wonderful family home.

Need A Mortgage?

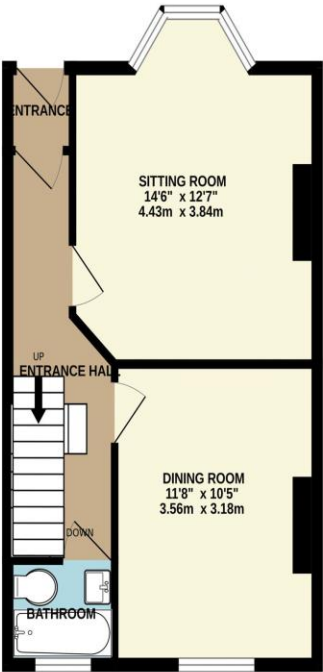
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

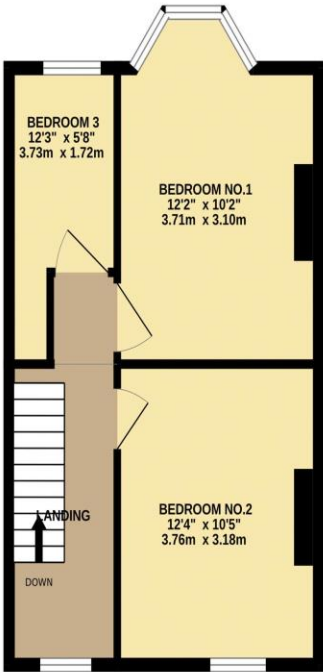
BASEMENT LEVEL



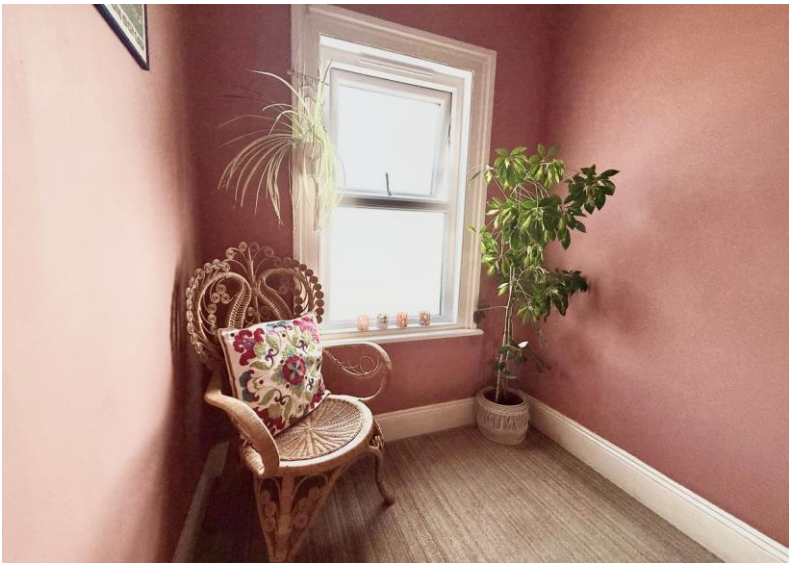
GROUND FLOOR



1ST FLOOR



Made with Metropix ©2025



Fixed Price Conveyancing
A complete solution from just £600 with No sale – No Fee



We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

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		
(69-80) C		73
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

