



Falcon

01752 600444

20 Mirador Place

St Judes, Plymouth, PL4 9HE

Guide Price £240,000 - £250,000





In Brief

Gorgeous & stylish 3-bed home with estuary views, sunny garden & parking for two

Reception Rooms Large living room and conservatory

Bedrooms 3 bedrooms

Heating Gas central heating

Parking Two off road parking spaces

Area 842 sq ft

Council Tax B

Tenure Freehold

Description

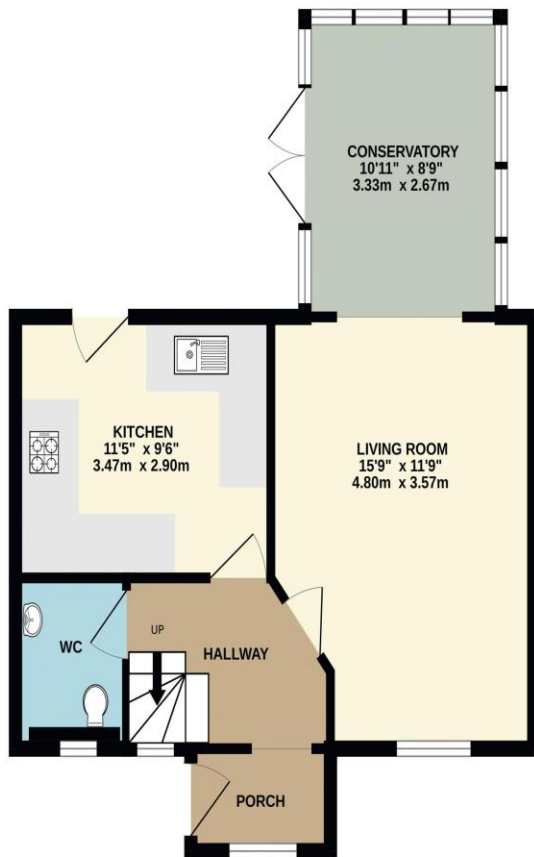
Located in a highly regarded and established residential area, this beautifully presented three-bedroom terraced family home offers both style and practicality. To the front, there is the added benefit of off-road parking for two vehicles. Inside, an entrance hallway leads to a spacious, light-filled living room which flows into a stunning conservatory—a fantastic addition enjoying a sunny aspect, with double doors opening onto the garden. The ground floor also includes a downstairs WC and a well-fitted, bright kitchen with integral oven and hob, plus direct garden access. Upstairs, there are three well-proportioned bedrooms, with the two main rooms enjoying lovely views across to the Plym Estuary. A modern family bathroom completes the first floor. The garden is a real highlight, featuring an extensive decked area ideal for entertaining, leading down to a lawned garden. Fully enclosed, it offers a high degree of privacy and benefits from a sought-after southerly aspect. Further benefits include gas central heating, easy access to Plymouth city centre, and close proximity to well-regarded local schools.

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Floor Plans

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

