



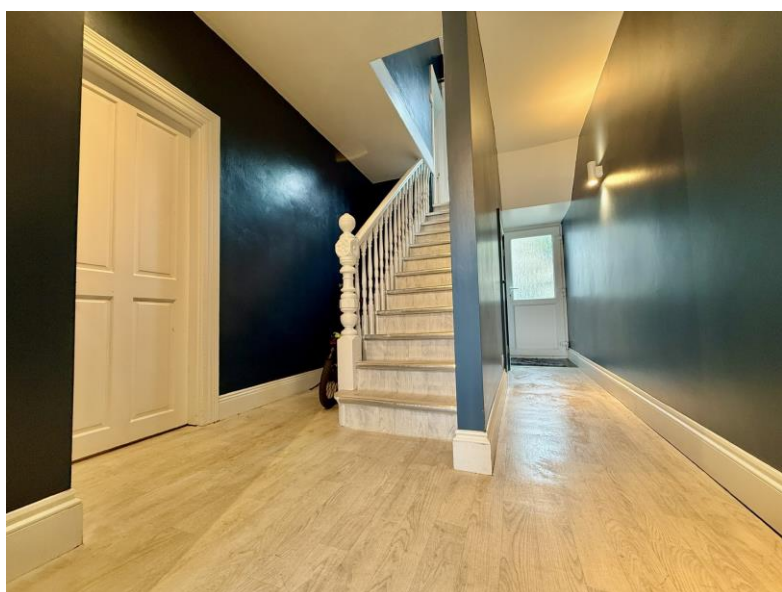
Falcon

01752 600444

25 Edgar Terrace

Lipson, Plymouth, PL4 7HQ

Guide Price £210,000 - £220,000





In Brief

Bay-Fronted Character Home with Spacious Accommodation and Sunny Rear Garden

Reception Rooms	Living room with separate dining room	Parking	On street parking
Bedrooms	Three bedrooms (2 doubles + 1 single)	Council Tax	B
Heating	Gas central heating		
Area	1170 sq ft		
Tenure	Freehold		

Description

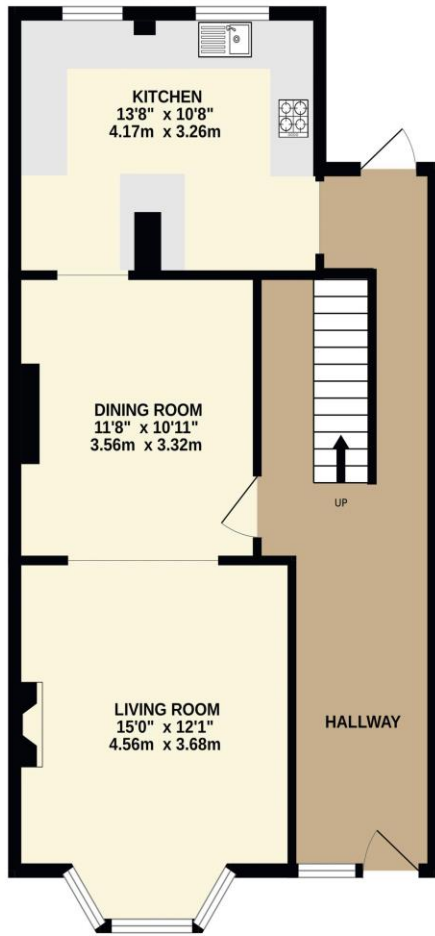
Situated in a highly convenient location close to well-regarded local schools and within easy reach of the shops, cafés and amenities of Mutley Plain, this attractive home offers spacious and well-presented accommodation throughout. Accessed via a flight of steps, the elevated position provides a pleasant sense of privacy. The welcoming and exceptionally spacious entrance hall leads to a bright bay-fronted living room with a sunny southerly aspect and a super stylish built in flame effect contemporary fire. An archway opens into a separate dining room, creating an excellent space for entertaining, while the dining room flows through to a generous fitted kitchen featuring a range of modern units, an integrated oven and hob. A rear door from the hallway provides direct access to the garden. Upstairs, there are three bedrooms, comprising two doubles and a single, together with a family bathroom fitted with both a bath and separate shower cubicle, plus a separate WC. Further benefits include uPVC double glazing and gas central heating supplied by a boiler installed in 2022. Outside, the rear garden is a particular feature, offering a raised patio seating area and a good-sized enclosed lawn, bordered by fencing and block walling. Enjoying a sunny aspect, it provides a safe and private space for families, entertaining and outdoor relaxation.

Need A Mortgage?

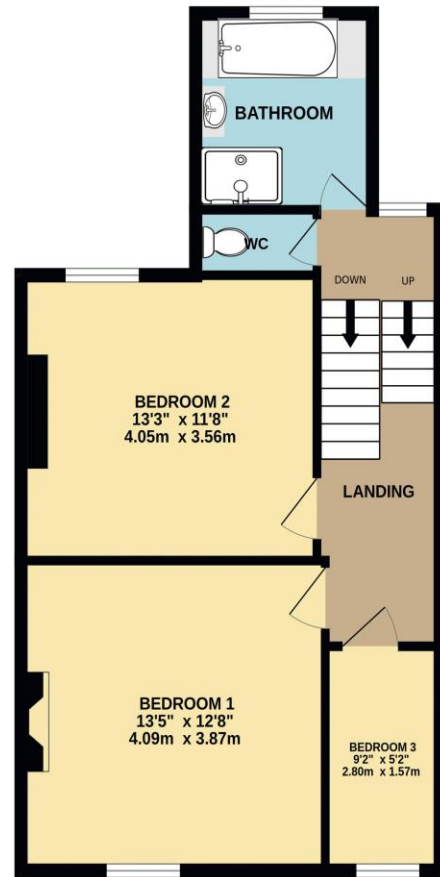
Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!

Floor Plans

GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.
Made with Metropix ©2026





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		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

