



Falcon

01752 600444

85 Langdale Close

Estover, Plymouth, PL6 8SP

Guide Price £180,000 - £190,000





In Brief

Spacious 3-Bed End Terrace with Nature Views & Sun-Soaked Decked Garden

Reception Rooms Large living room / dining room

Bedrooms 3 bedrooms

Heating Gas central heating

Area 916 sq ft

Tenure Freehold

Parking On street parking

Council Tax B

Description

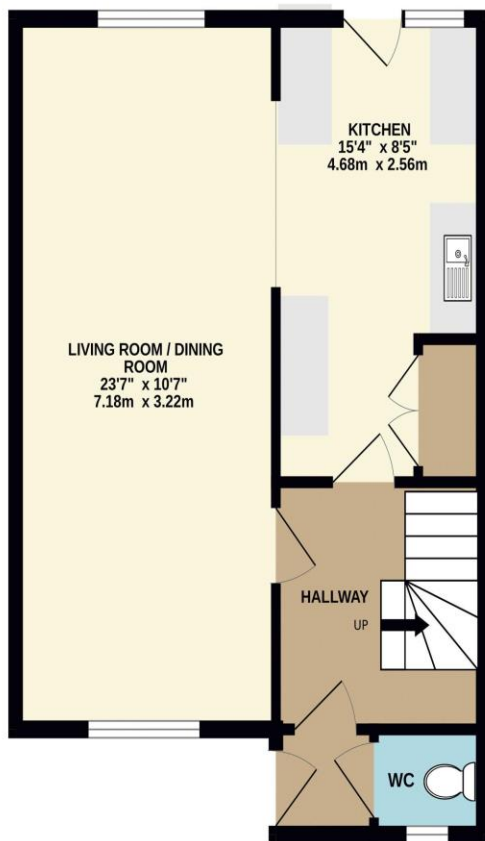
Situated in a well-established residential area, this three-bedroom end-terrace family home enjoys a peaceful walkway position, creating a safe environment for children. The property benefits from an attractive open outlook across Novorossiysk Road towards the trees of Forder Valley Nature Reserve. An entrance porch leads into a spacious hallway, with a modern fitted kitchen opening into a generous dual-aspect living/dining room spanning the full depth of the house. A large front window fills the space with natural light and takes full advantage of the sunny outlook. Upstairs offers three well-proportioned bedrooms and a contemporary bathroom with an electric shower over the bath. Further benefits include gas central heating and uPVC double glazing. Outside, the enclosed rear garden features a paved patio, shrub border and steps leading to a beautifully decked main garden that enjoys sunshine throughout the day. Conveniently located close to the A38, Derriford Hospital, ASDA Superstore and well-regarded local schools, this is an ideal first-time purchase or family home.

Need A Mortgage?

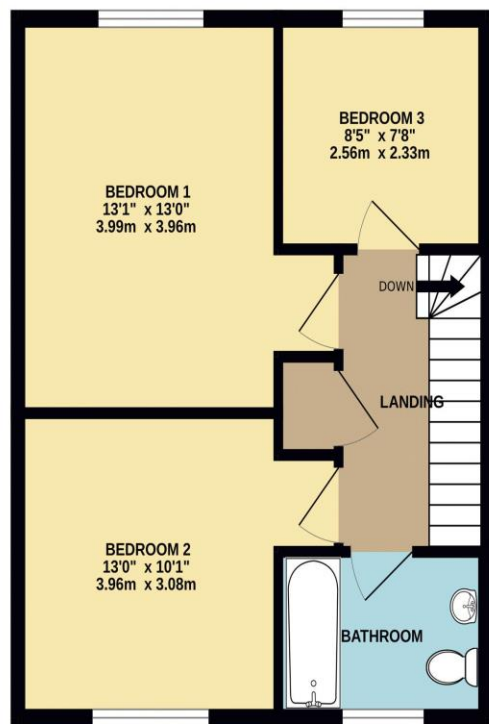
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.
Made with Metropix ©2026



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

