



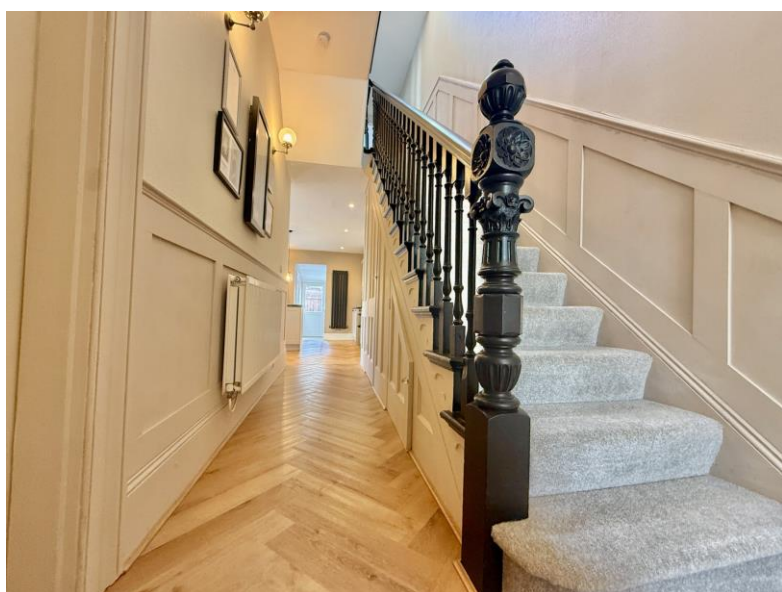
# Falcon

01752 600444

## 16 Lipson Avenue

Lipson, Plymouth, PL4 8SQ

Guide Price £270,000 - £280,000







## In Brief

### Beautifully Renovated 3-Bedroom Period Home in a Prime Location

**Reception Rooms** Two large reception rooms

**Bedrooms** Three double bedrooms

**Heating** Gas central heating

**Area** 1215 Sq Ft

**Tenure** Freehold

**Parking** On street parking

**Council Tax** B

## Description

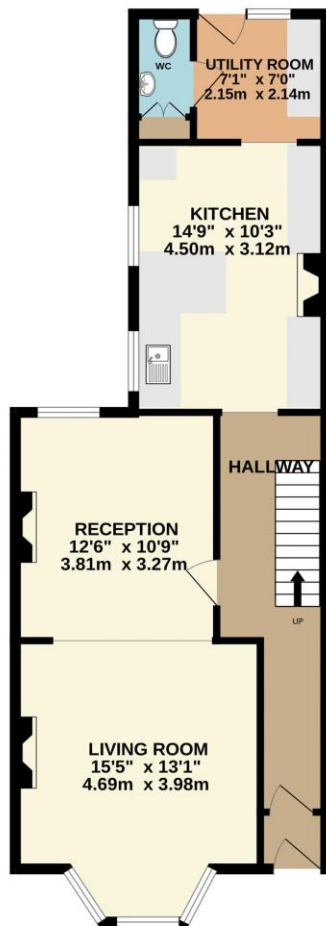
Situated in a well-established and highly sought-after area, this charming three double bedroom period family home seamlessly blends original character with stylish modern upgrades. Purchased and meticulously refurbished by the current owners over the past three years, the home is a stunning example of thoughtful restoration. As you enter, you're greeted by rich wooden flooring, a beautifully carved newel post, and intricate ceiling mouldings that immediately highlight the home's period charm. The two generous reception rooms offer flexible living spaces, with the living room featuring a striking period fireplace as its focal point. The kitchen/breakfast room is modern and well-appointed, boasting a sleek range of contemporary units and the continuation of the polished wooden flooring. A convenient utility room and downstairs W/C are accessed just beyond. Upstairs, the first-floor landing leads to three spacious double bedrooms, including a magnificent principal bedroom that spans the full width of the house. The family bathroom is tastefully designed in a timeless style, with a period-inspired white suite, including a rolled-edge bath with mixer shower. Additional features include: Gas central heating UPVC double glazing Enclosed south-easterly facing courtyard garden – perfect for morning sunshine and al fresco relaxation Located within easy reach of Plymouth's city centre and well-regarded schools, this home is ideal for families seeking character, comfort, and convenience.

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ours is only £195 paid when you move!**

# Floor Plans

GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (112.9 sq.m.) approx.  
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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+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

