



Falcon

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106 Mount Gould Road

Lipson, Plymouth, PL4 7PX

Guide Price £250,000 - £260,000





In Brief

A fabulous 3 bedroomed family home with great potential and large garden and garage

Reception Rooms Large living room with separate dining room

Bedrooms 3 bedrooms plus large basement

Heating Gas central heating

Parking Garage

Area 1474 sq ft

Council Tax C

Tenure Freehold

Description

FABULOUS OPPORTUNITY. This is a fantastic opportunity to purchase this spacious 3 bedroom family home, which benefits from a useful basement area (offering potential to convert, subject to the relevant planning), garage and a good sized garden to the rear. The main front door leads into a vestibule area with a further door into the main hallway. On this level there are two reception rooms with the main living room to the front, while the dining room is situated at the rear and overlooks the garden. Also on this level is the kitchen area and access to a sun room. On the entrance level a staircase leads to the first floor and a separate staircase to the basement/garden level. On the lower garden level there is a fantastic area, ideal for storage or offering potential to convert (subject to relevant planning). A door from here leads out to the rear garden. On the first floor there are three bedrooms, two of which are double bedrooms and the third a single bedroom. Also on the first floor is a spacious bathroom. Externally the property has a good sized garden which leads down to a garage at the end of the garden and a gate leading out to a rear lane. A fantastic opportunity to purchase this spacious property that has the very real opportunity to upgrade and modernise. It comes with gas central heating from a boiler that was renewed in 2024. The property has also had a wiring upgrade. There is easy access offered into Plymouths City Center and there are some very good schools close by.

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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		88
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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