



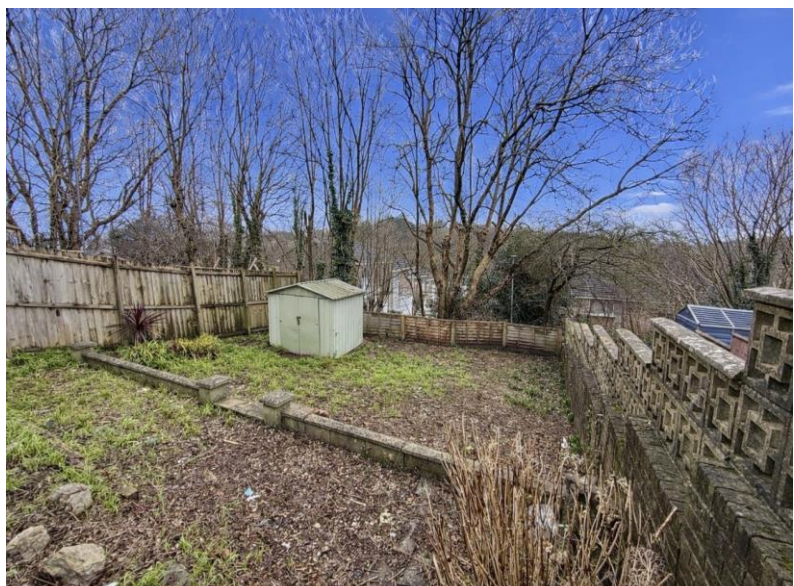
Falcon

01752 600444

## 15 Langdale Gardens

Estover, Plymouth, PL6 8SN

Guide Price £210,000 - £220,000





## In Brief

**End terraced three bedroom large south facing garden**

**Reception Rooms** Living room Kitchen- Diner

**Bedrooms** 3 Bedrooms

**Heating** Gas central heating

**Tenure** Freehold

**Parking** On Street

**Council Tax** B

## Description

A fantastic opportunity to acquire this three-bedroom end-terrace home in Estover, set on an enviable plot with a larger-than-average south-facing rear garden. Offered to the market chain-free, this much-loved property has been in the same family for over 50 years and is now ready for its next chapter. The accommodation to the ground floor comprises a spacious kitchen/diner, a comfortable living room, a bright conservatory overlooking the garden, and the added convenience of a downstairs WC. To the first floor are three well-proportioned bedrooms, a family bathroom, and a large storage cupboard.

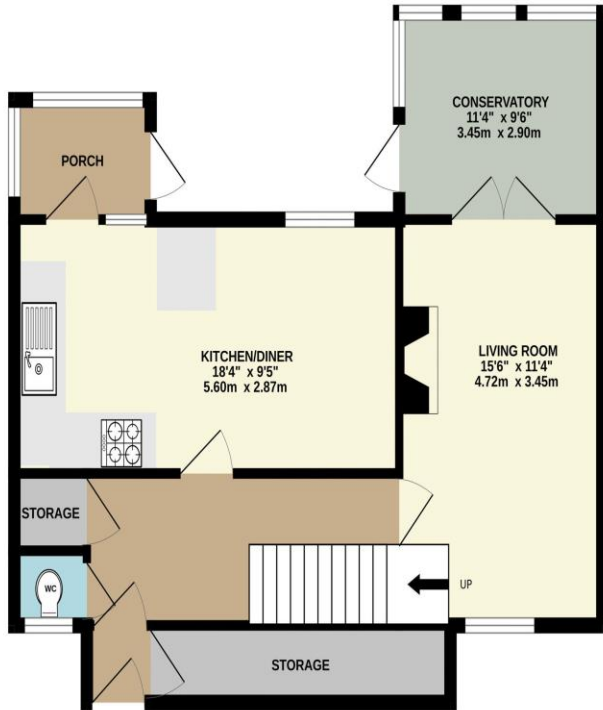
Externally, the standout feature is the generous south-facing garden, offering excellent potential for outdoor entertaining, landscaping, or extension (subject to the necessary consents). Parking is available adjacent to the property on a first-come, first-served basis. While the property would benefit from a degree of modernisation, it presents a superb opportunity for buyers to put their own stamp on a home with great space and potential. Ideally located close to local supermarkets, well-regarded schools, and with easy access to the A38, this property would make a wonderful family home.

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# Floor Plans

GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (91.9 sq.m.) approx.

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