



# Falcon

01752 600444

## 20 Mostyn Avenue

Lipson, Plymouth, PL4 7HD

£220,000





## In Brief

### Mid - terraced set over Three floors

**Reception Rooms** Living room- Dining room

**Bedrooms** 3 bedrooms

**Heating** Gas central Heating

**Tenure** Freehold

**Parking** On street parking

**Council Tax** B

## Description

**Charming Three-Storey Period Home in Popular Lipson Location** This delightful mid-terrace property, set over three floors, offers character, space, and a superb location in the sought-after area of Lipson. On the lower ground floor, a spacious kitchen/diner provides the perfect hub of the home, with direct level access to a private patio garden — ideal for family gatherings or summer entertaining. The first floor features a welcoming sitting room, a separate dining room, and a modern family bathroom, blending period charm with practicality. Upstairs, the second floor hosts three well-proportioned bedrooms. The property also benefits from a fully boarded loft space with Velux windows, accessed via a loft ladder, offering excellent potential for a home office, playroom, or additional storage. Perfectly positioned near well-regarded schools, local shops, and bus routes to Plymouth City Centre, this home combines convenience with charm. It would make an excellent first-time buy or a wonderful family home.

Need A Mortgage?

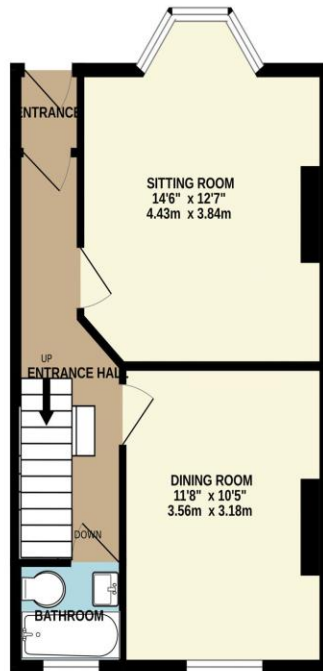
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# Floor Plans

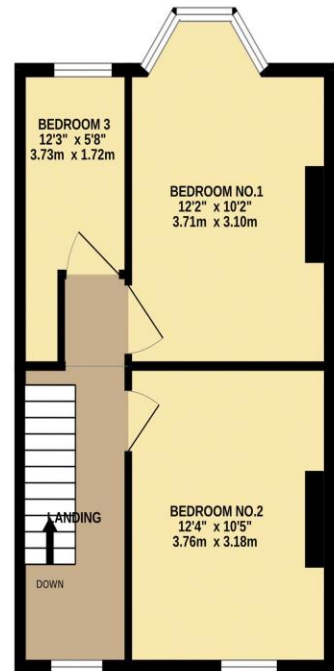
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



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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		
(69-80)	C		73
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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