



# Falcon

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## 10 Langdale Gardens

Estover, Plymouth, PL6 8SN

Guide Price £190,000 - £200,000



## In Brief

### Mid terraced house Chain free with added porches

**Reception Rooms** Living room - Kitchen diner & conservatory

**Bedrooms** 3 Bedrooms

**Heating** Gas central Heating

**Area** 1416 sq ft

**Tenure** Freehold

**Parking** First come first served car park plenty of parking

**Council Tax** B

## Description

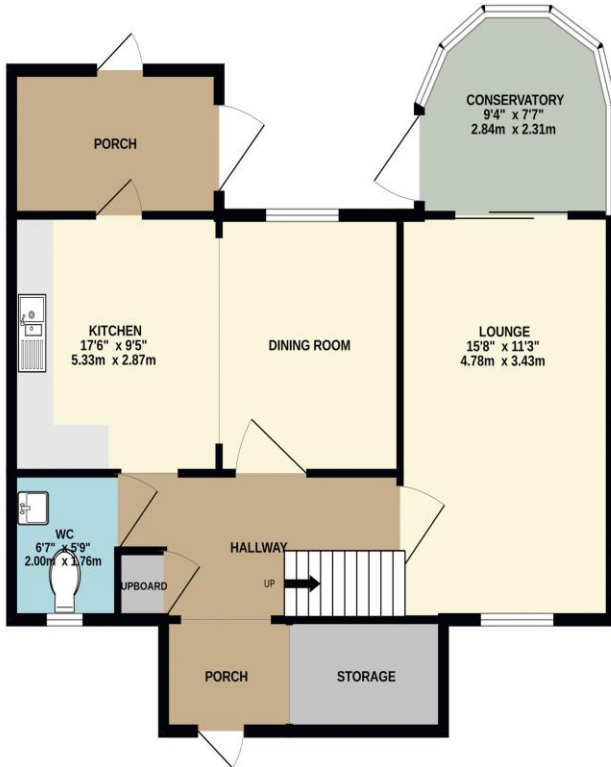
Located in the highly desirable area of Estover, this well-loved three-bedroom mid-terrace property is offered to the market chain-free and presents a fantastic opportunity for first-time buyers, families, or investors alike. Built in 1977 and having remained within the same family since new, the property has been thoughtfully modified over the years to enhance both space and practicality. To the front, there is an abundance of off-road parking available on a first-come, first-served basis, along with a level patio area and decked approach leading to the entrance porch. The accommodation flows seamlessly into a spacious kitchen-diner, creating a welcoming heart of the home. French doors open directly onto a raised decked balcony terrace with wooden balustrade — an ideal space for outdoor dining or relaxing. From the kitchen, an inner hallway provides access to the stairs rising to the first floor and a convenient downstairs WC. To the rear, the generous living room opens into an extended conservatory, offering versatile additional space perfect for relaxation, a study area, or a children's playroom. Upstairs, the property comprises two well-proportioned double bedrooms and a comfortable single bedroom. The shower room is fitted in a practical style, and there is a cupboard housing a newly installed boiler (less than six months old), providing peace of mind for the new owner. Situated close to well-regarded schools, local amenities, and offering easy access to the A38, this property combines convenience with comfortable living. A wonderful opportunity in a popular residential location — early viewing is highly recommended

Need A Mortgage?

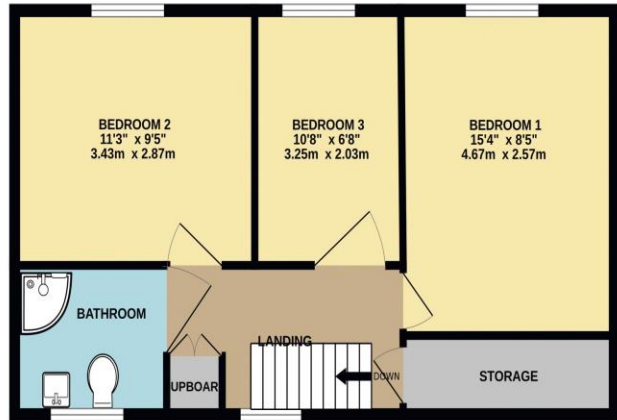
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ours is only £195 paid when you move!

# Floor Plans

GROUND FLOOR  
825 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 sq.m.) approx.  
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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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 80        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
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