



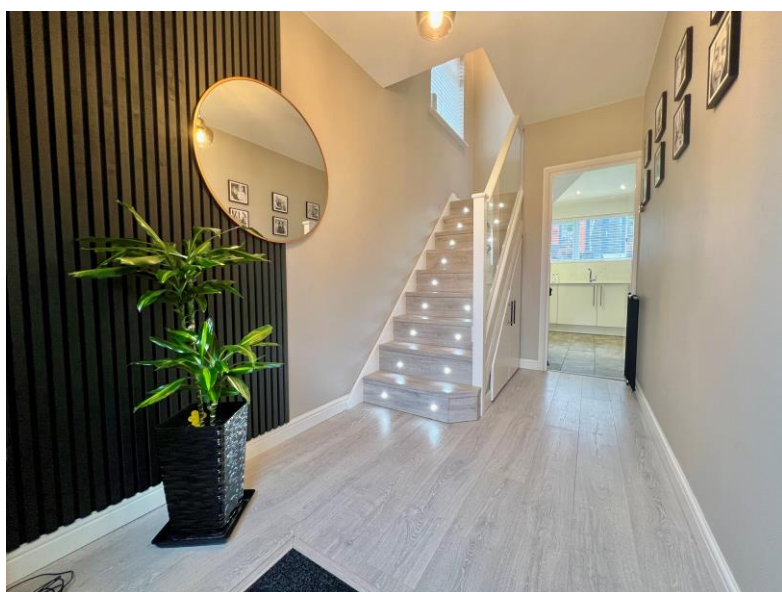
# Falcon

01752 600444

## 29 Lypne Avenue

Ernesettle, Plymouth, PL5 2PS

Guide Price £250,000 - £260,000







## In Brief

**A simply stunning 3 bed family home with a brilliant 'garden office'.**

<b>Reception Rooms</b>	Large living room		
<b>Bedrooms</b>	3 lovely bedrooms		
<b>Heating</b>	Gas central heating	<b>Parking</b>	Driveway parking
<b>Area</b>	1025 sq ft including the garden office	<b>Council Tax</b>	A
<b>Tenure</b>	Freehold		

## Description

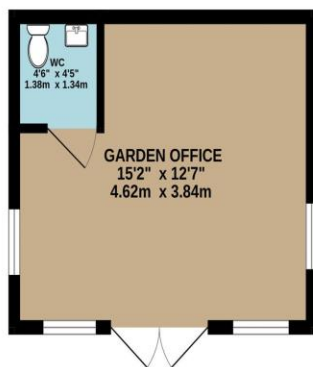
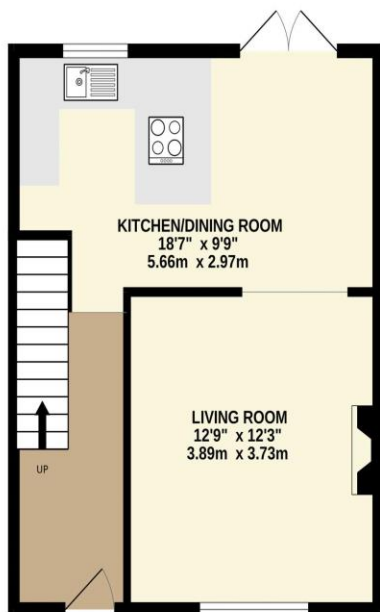
Located in this established residential area is this 1960's built 3 bedroomed end terraced family home. As you approach the house you will see that it has really good parking to the front with a double drive area. Once through the front door you will immediately get the feeling that this is a really stylish and beautifully presented home. The kitchen / diner to the rear is really well fitted with integral appliances including a dishwasher, oven and hob. there is a really cool hanging extractor hood with light over the hob. The living room has some fabulous lighting and is a good size room with a great contemporary feel. Off the first floor landing there are three bedrooms all with gorgeous fitted furniture. The bathroom is, as you would now expect, fabulous, a lovely stylish suite with a mixer shower over the bath. The property comes with gas central heating and upvc double glazing. Outside to the rear there is a good south facing garden which is laid to patio catching the sun brilliantly. there is a built in bar-b-q and a useful store shed ( 14'6 x 5'5 ). However, you will immediately see the wonderful ' garden office ' at the end of the garden. the current owner uses this to work from home. It measures 15'2 x 12'7 with electric heating power, light and a separate w/c. This is perfect for a number of uses for those who perhaps want to work from home. The house is well positioned within easy reach of both primary and secondary schools and therefore a perfect family home.

**Need A Mortgage?**

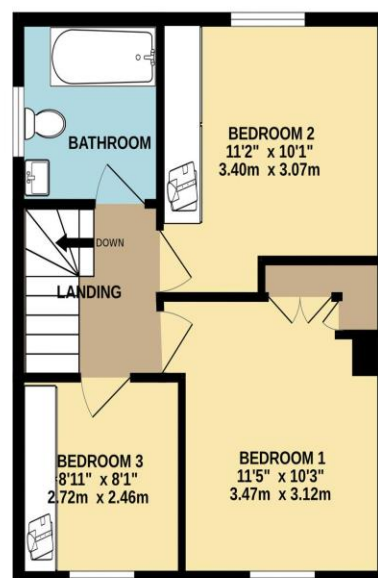
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

## Floor Plans

GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.  
Made with Metropix ©2025



## Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee





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.**

