







### Property Description

Situated at the end of a cul de sac adjoining, Blockhouse Park lies a spacious end of terrace period property offered with vacant possession. On the ground floor, entrance hall, sitting room, dining room and kitchen and on the first floor are two bedrooms and bathroom/w.c. Externally, there is a side entrance leading to a rear garden with small outbuilding with rear access to the service lane behind. This property has fantastic potential to add value and with appeal to a wide range of buyers.

Stoke Village is an established suburb of Plymouth with good schools, easy access to the city centre. Stoke has a historic High Street with shops/cafes and pubs and is a 5 minute drive from the Royal William Yard with its waterside appeal, bars and restaurants.

Early viewings advised!

### Ground Floor

#### Lounge

9' 8" x 11' 8" ( 2.95m x 3.56m )

#### Dining Room

11' 8" x 13' 1" ( 3.56m x 3.99m )

#### Kitchen

7' 9" x 9' 8" ( 2.36m x 2.95m )

### First Floor

#### Bedroom One

11' 8" x 13' 1" ( 3.56m x 3.99m )

#### Bedroom Two

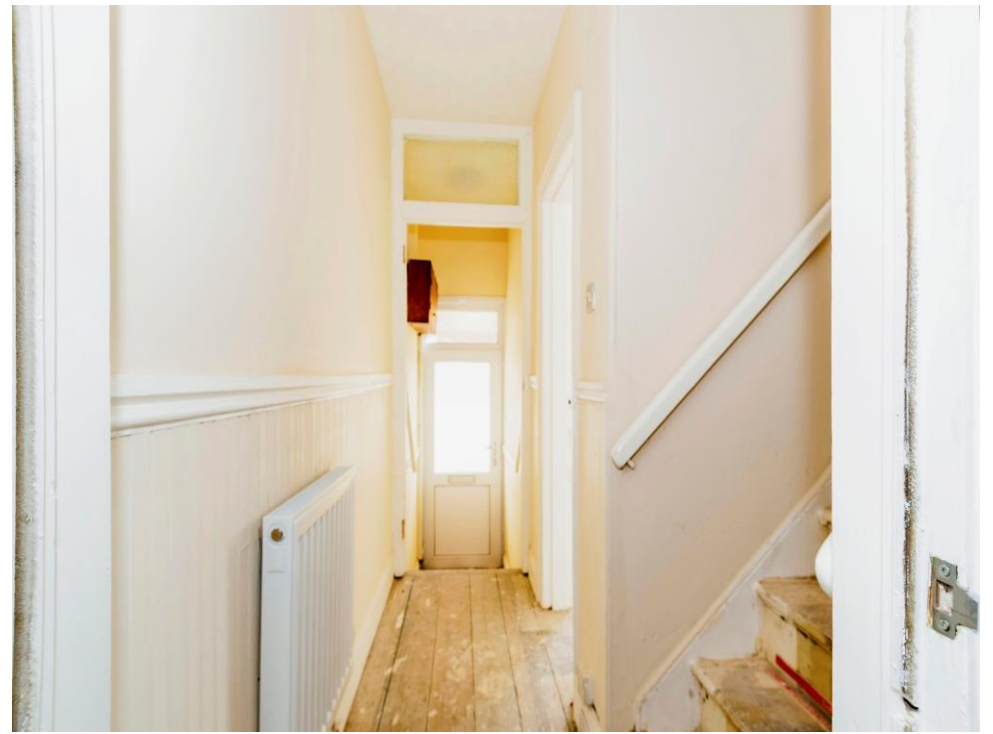
8' 5" x 12' 8" ( 2.57m x 3.86m )

#### Bathroom

#### W.C.

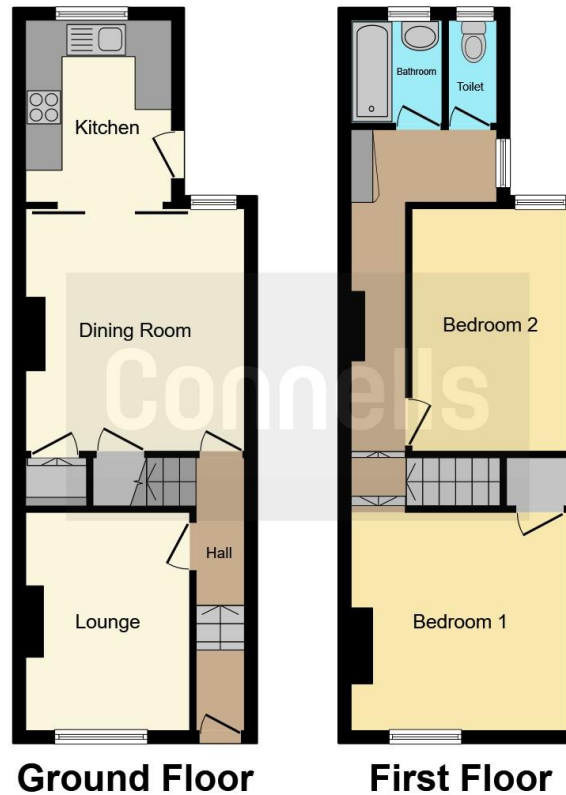












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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