



Falcon
fine

01752 600640

10 Providence Place

Stoke, Plymouth, PL1 5QS

Guide Price £425,000 - £450,000





In Brief

A fabulous 3/4 double bedroomed DETACHED family home with great sunny rear garden.

Reception Rooms 3 Large reception rooms and large sunny kitchen.

Bedrooms 3 / 4 double bedrooms

Heating Solid fuel heating

Parking Potential off road parking plus on street

Area 1602 sq ft

Council Tax C

Tenure Freehold

Description

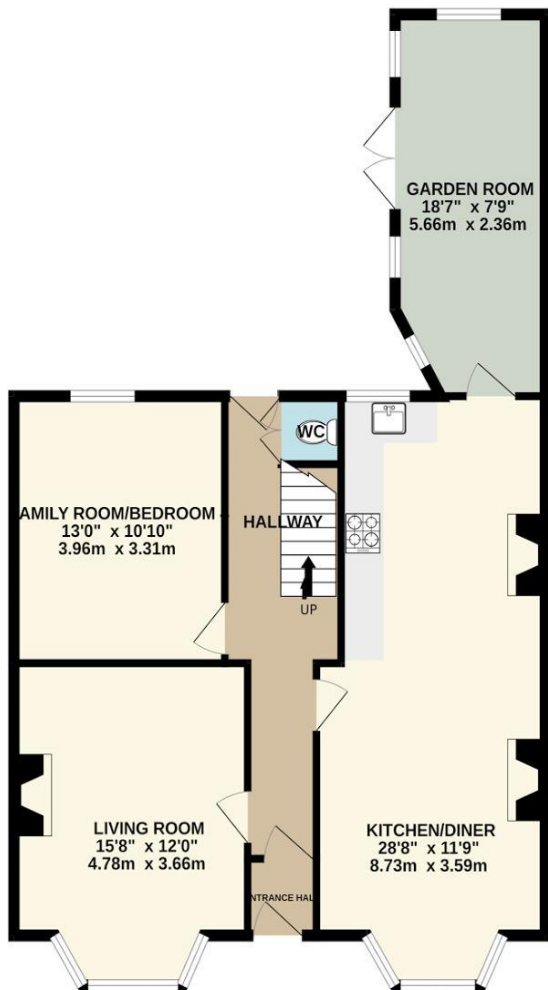
Located in this exception residential area within the desirable 'Stoke Damerel Conservation Area' is this fabulous large period detached Victorian villa dating back to 1880. This lovely home has been extensively updated and refurbished to an environmentally friendly degree over the past 12 years or so. As soon you enter the house you will see that it has bags of character and charm. The house has been externally insulated and then re-rendered. Solar panels, both thermal and photo voltaic have been installed. The kitchen diner has underfloor insulation. The property has been rewired and replumbed. There is a multi-fuel burner with back boiler which along with the solar panels heats the hot water. All the sash windows have been replaced with timber double glazed Argon-filled units. Off the reception hallway there is a gorgeous Devon oak kitchen which is open to the breakfast room. Beyond the kitchen is a fabulous conservatory / garden room that leads to the garden. There is a Living room and a separate sitting room / potential bedroom 4. Downstairs w/c. On the first floor there are three double bedrooms and a gorgeous large bathroom with freestanding roll top bath. The gardens are south facing and a really good size enclosed by granite topped stone walls with a great private 'country garden feel'. There is a fabulous sunny flagstone and brick patio. Vegetable patch plus large workshop with electric plus further garden stores and shed. There are double opening gates providing potential off road parking. Excellent range of local facilities including nearby Stoke Damerel primary School, Devonport High School for Boys.

Need A Mortgage?

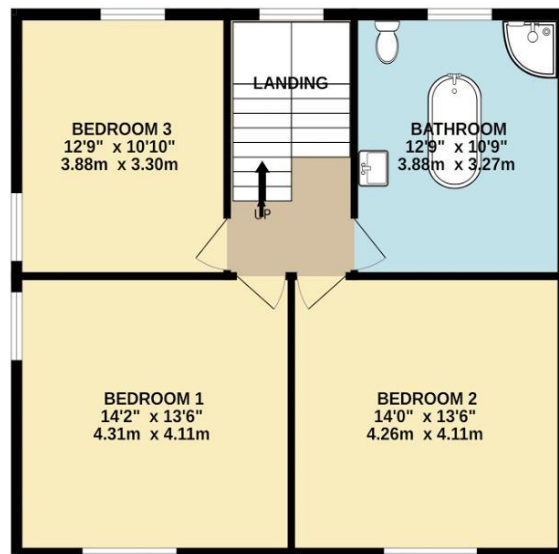
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Floor Plans

GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1602 sq.ft. (148.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | 71 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

