



# Falcon

01752 600444

## 16 Wellington Street

Stoke, Plymouth, PL1 5RT

Guide Price £300,000 - £320,000







## In Brief

### Mid Terrace Family Home

**Reception Rooms** Living Room & Dining Room

**Bedrooms** 4 Bedrooms

**Heating** Gas Central Heating

**Area** 1465 SQFT

**Tenure** Freehold

**Parking** Parking to the Rear

**Council Tax** C

## Description

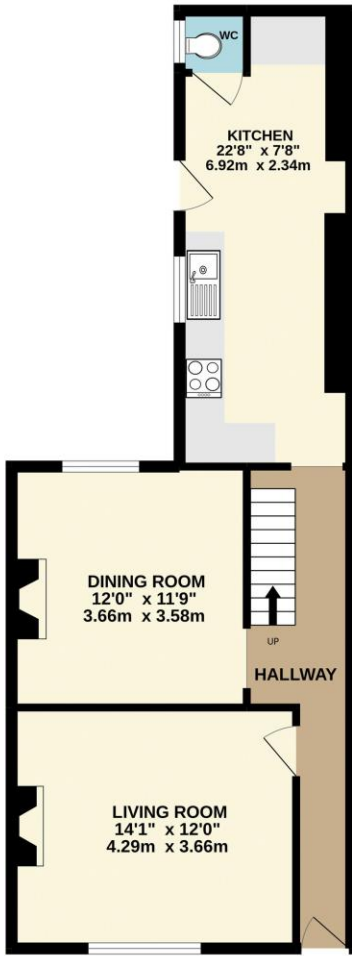
A well-presented 4 DOUBLE bedroom Georgian mid terrace family home in the hugely popular residential area of Stoke. The property offers spacious accommodation throughout along with a garden to the rear which is over 50ft in length and allows for off road parking if required. The house offers accommodation on the ground floor of a living room to the front of the property with a gorgeous feature fireplace, attractive alcove cupboards and an opening through to the dining room and at the end of the hallway there is a striking navy blue kitchen consisting of base units with white worktops. Additional wall mounted units provide further storage and spaces are available for appliances. At the end of the kitchen there is an area set aside for a utility area, and a door into the downstairs WC. A door at the side of the kitchen leads out to the garden. On the first floor there are three double bedrooms and a family bathroom fitted with a WC, wash hand basin and a bath with a rainfall shower over. A staircase from the first-floor landing leads up to the second floor and the main bedroom, a superb sized bedroom. Externally the property benefits from as mentioned a fantastic sized garden measuring over 50ft in length and benefits from a decked area, leading onto an area of lawn. A path at the side of the garden leads up to the hard standing perfect for a parking area accessed via an electric roller door. The property is perfect for families looking for a spacious family home with nearby shops and local schools. Call now for more information or to organise a viewing.

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# Floor Plans

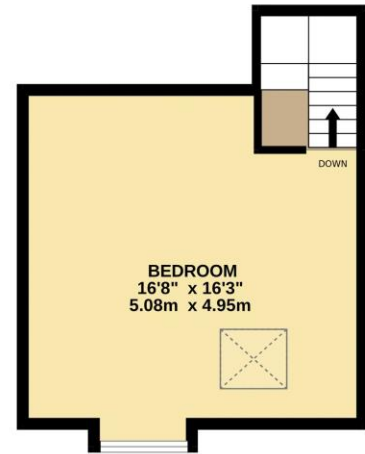
GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



2ND FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 sq.m.) approx.  
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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

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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)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

