



# Falcon

01752 600444

## 14 Ford Hill

Stoke, Plymouth, PL2 1HN

Guide Price £290,000 - £300,000





## In Brief

### Mid Terraced

**Reception Rooms** Living room- Dining room- Breakfast room

**Bedrooms** 3 bedrooms

**Heating** Gas Central Heating

**Area** 1369sqft

**Tenure** Freehold

**Parking** Off Road parking

**Council Tax** B

## Description

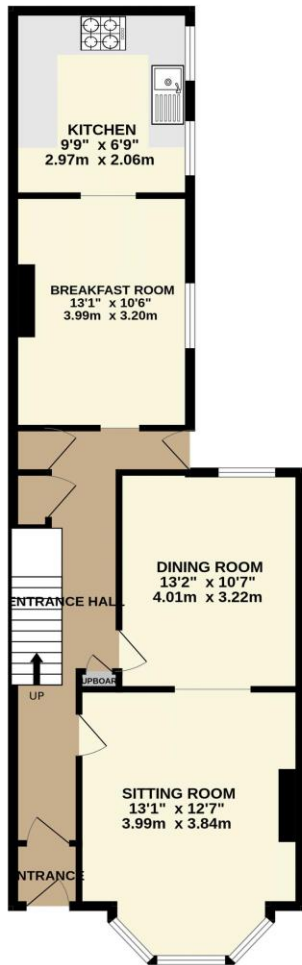
Spacious Period Mid-Terrace Property with Off-Road Parking – Stoke, Plymouth Nestled in the heart of ever-popular Stoke, this beautifully presented mid-terrace period property offers a rare combination of classic charm and modern convenience — including secure off-road parking to the rear via an electric roller gate, a true premium in this sought-after location. Finished to a high standard throughout, the home retains a wealth of original features such as elegant fireplaces, decorative coving, and ornate ceiling roses. The ground floor offers generous and flexible living space, comprising a bright and spacious lounge that flows seamlessly into a formal dining room — perfect for entertaining or family life. To the rear, a stylish breakfast room provides ample space for casual dining, and also leading through to the modern Kitchen. Upstairs, the accommodation continues to impress with three large double bedrooms, including the main bedroom that has its own private En-suite double Shower bathroom. Also a well-appointed family bathroom serves the remaining bedrooms. Outside, the rear courtyard garden offers a private outdoor space to relax or entertain, while the off-road parking, accessed via the electric roller gate, provides invaluable convenience. Situated close to excellent local primary and secondary schools, with easy access to the A38, Plymouth Dockyard, and Royal Navy Barracks, and bus links to Plymouth City Centre, this exceptional home is ideally located for families and professionals alike. A must-see property combining timeless period elegance with modern-day practicality

Need A Mortgage?

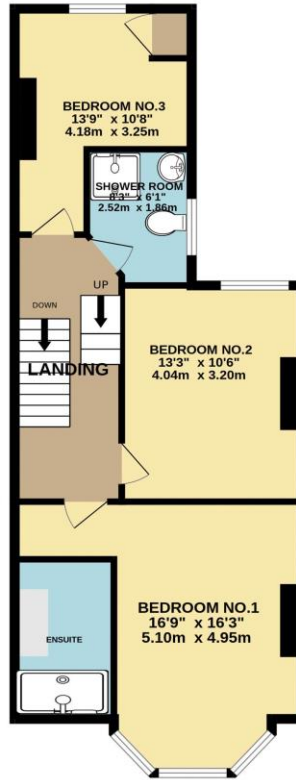
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ours is only £195 paid when you move!

# Floor Plans

GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq.ft. (127.2 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+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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