



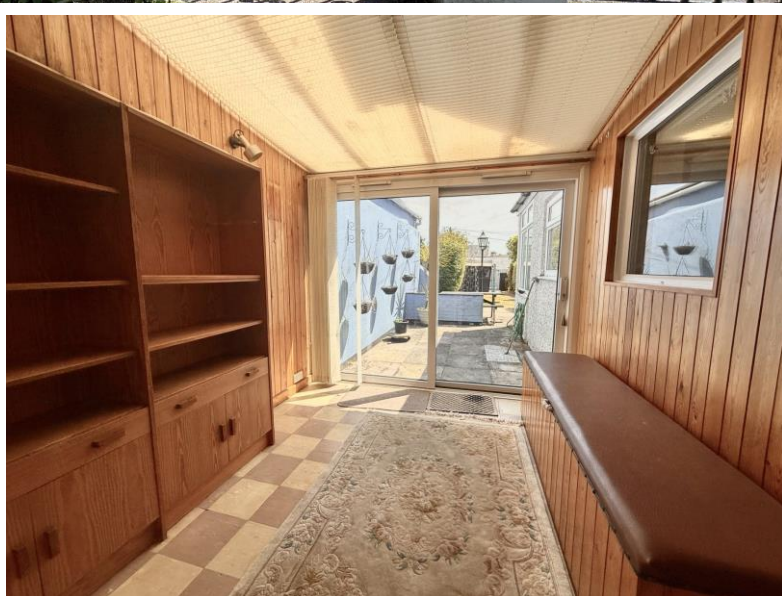
# Falcon

01752 600444

## 4 Home Park

Stoke, Plymouth, PL2 1BQ

Guide Price £240,000 - £250,000





## In Brief

### Mid terraced in need of updating

<b>Reception Rooms</b>	Living room- Dining room - Conservatory		
<b>Bedrooms</b>	3 Bedrooms		
<b>Heating</b>	Large rear Gardens	<b>Parking</b>	Garage
<b>Area</b>	1287Sqft	<b>Council Tax</b>	C
<b>Tenure</b>	Freehold		

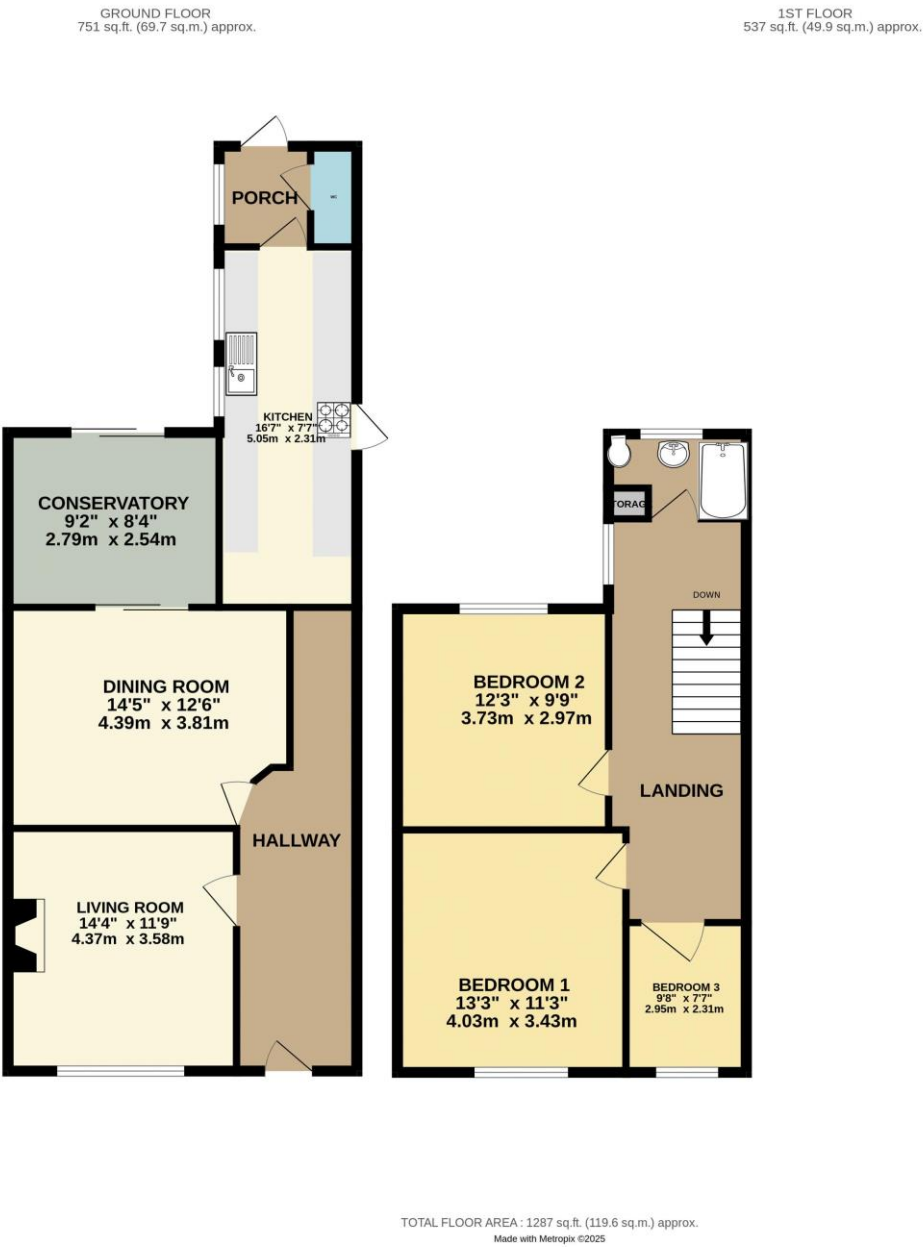
## Description

Spacious Three-Bedroom Mid-Terrace Home on Generous Plot – First Time to Market in Over 60 Years. Situated in the heart of the ever-popular Stoke Village, this larger-than-average three-bedroom mid-terrace property offers a rare opportunity for those looking to renovate and create a truly special family home. Coming to the market for the first time in over 60 years, it has been lovingly held within the same family and now presents enormous potential for modernisation and personalisation. The accommodation is well-proportioned throughout and briefly comprises a welcoming living room, separate dining area, and a generous kitchen which leads to a rear WC and a small porch. A bright and airy conservatory provides additional living space and overlooks the extensive rear garden. Upstairs, the property offers two well-sized double bedrooms, a further single bedroom, and a family bathroom. Set on a particularly large plot, one of the standout features is the expansive southerly - facing rear garden – perfect for families, gardeners, or those seeking outdoor space. The property also benefits from a garage for private parking, a highly sought-after asset in this desirable location. Full of potential and brimming with character, this is a rare chance to acquire a property in a fantastic location, offering space, scope, and convenience – ideal for buyers looking to make a home their own in one of Plymouth’s most favoured neighbourhoods.

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# Floor Plans





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+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

