



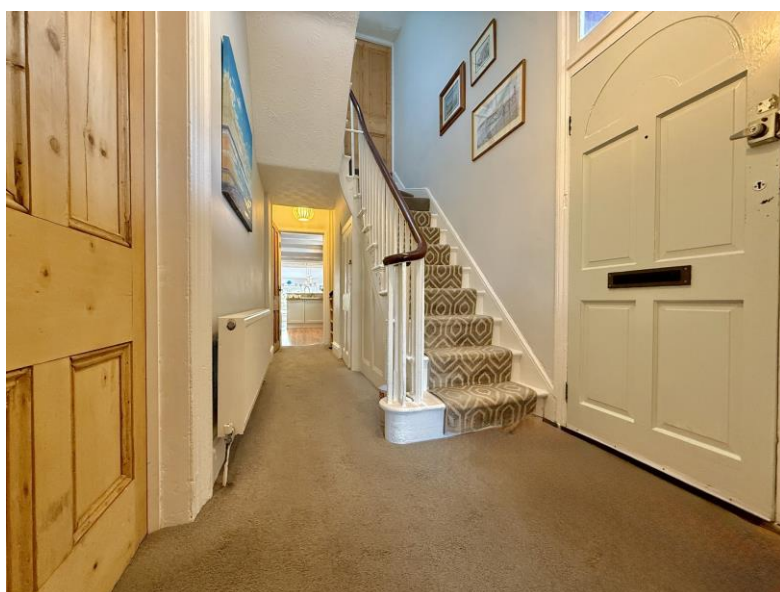
Falcon

01752 600444

13 Park Street

Stoke, Plymouth, PL3 4BL

Guide Price £375,000 - £400,000





In Brief

Stunning Victorian Family Home with 4 Double Bedrooms & Beautiful Period Charm

Reception Rooms	4 large bedrooms	Parking	On street parking
Bedrooms	2 fabulous reception rooms	Council Tax	C
Heating	Gas central heating		
Area	1804 sq ft		
Tenure	Freehold		

Description

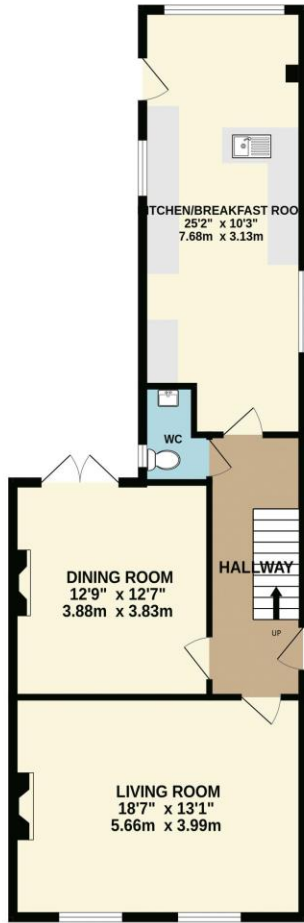
A simply stunning and substantial four double-bedroom end-terrace period home, dating from circa 1860, beautifully blending grand character features with modern family living. Ideally situated close to Stoke Village, Central Park, the Life Centre and with excellent access to Derriford Hospital, this elegant home offers spacious accommodation arranged over three floors. A welcoming entrance hall leads to a magnificent front living room featuring a period fireplace with fitted wood burner, while a separate dining room enjoys double doors opening onto the garden. There is also a convenient ground floor WC and an impressive kitchen/breakfast room fitted with an extensive range of cupboards, flowing into a bright and sunny breakfast area with direct garden access. The first floor offers two generous double bedrooms, one benefitting from an en-suite shower room, together with a superbly spacious family bathroom featuring a freestanding bath, separate shower cubicle and twin wash hand basins. On the second floor are two further double bedrooms, completing this versatile family home. Retaining a wealth of period charm throughout, the property also benefits from gas central heating and uPVC double glazing. To the rear is a delightful enclosed courtyard garden with patio and gravelled seating areas, enjoying a sunny aspect and providing the perfect space for afternoon and evening relaxation. A truly exceptional family home.

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Floor Plans

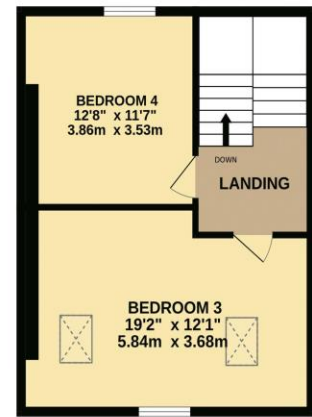
GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



2ND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1804 sq.ft. (167.6 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

