



**Falcon**  
fine

01752 600640

## **8 Beyrout Place**

Stoke, Plymouth, PL1 4QY

Guide Price £425,000 - £450,000







## In Brief

### Gorgeous Georgian Property in Stoke Conservation Area

<b>Reception Rooms</b>	Living Room, Dining Room & Breakfast Room		
<b>Bedrooms</b>	Four Double Bedrooms		
<b>Heating</b>	Gas Central Heating	<b>Parking</b>	On Street Parking
<b>Area</b>	1933 SQFT	<b>Council Tax</b>	B
<b>Tenure</b>	Freehold		

## Description

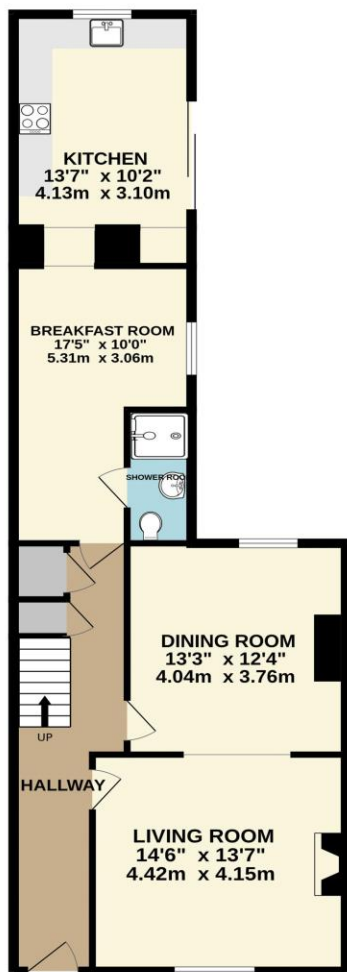
Located in this gorgeous Grade II listed Georgian terrace within the Stoke conservation area is this exquisitely presented and incredibly spacious 4 double bedroom family home. This property has been lovingly updated by the current owners to create a stylish modern family home whilst still retaining numerous Georgian character features throughout. As you approach the front of the property you are immediately greeted with a stunning frontage including gorgeous railing and a gate leading into the front garden. The front door leads into the hallway, which immediately gives a feeling of the space available in this family home with its high ceilings and period features. Positioned at the front of the property is the spacious living room, again with high ceilings and period features, while also having a feature inset gas fire. A large feature window to the front has gorgeous half shutters. An opening leads to the dining room which again is a lovely large spacious room with a window looking out to the garden. At the end of the hallway, you enter the breakfast room which is a great size and is a lovely space, ideal for a seating area. Access from here into the kitchen is through a bricked archway. Also off the breakfast room is a stunning ground floor shower room. The kitchen has been completely re designed and now comprising of a stylish modern range of units consisting of a selection of base units with quartz work surfaces. From the kitchen sliding doors to the side lead out to the rear garden. On the first floor the property has two large double bedrooms

**Need A Mortgage?**

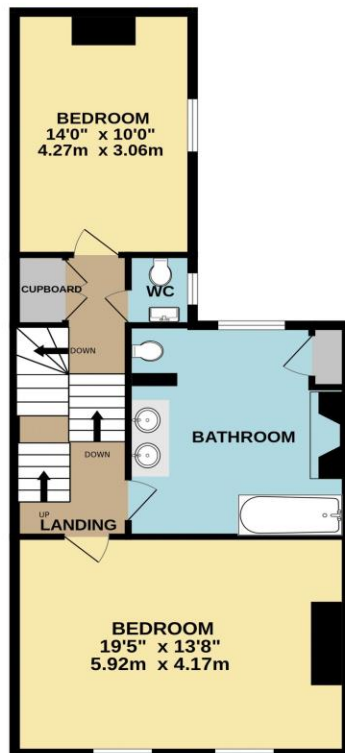
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

# Floor Plans

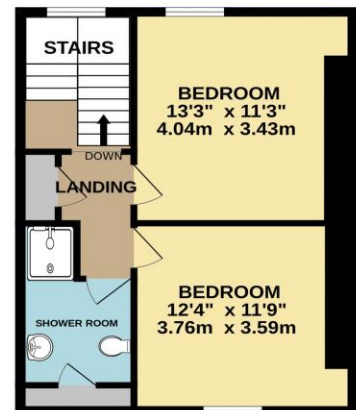
GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



2ND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1933 sq.ft. (179.6 sq.m.) approx.  
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## Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee





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>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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