



# Falcon

01752 600444

## 94 Stuart Road

Stoke, Plymouth, PL1 5LP

Guide Price £270,000 - £280,000







## In Brief

### Simply Stunning 4-Bedroom Period Home – Impeccably Refurbished Throughout, Large Garden

**Reception Rooms** 3 Reception Rooms

**Bedrooms** 4 Bedrooms

**Heating** Gas central heating

**Area** 1086 sq ft

**Tenure** Freehold

**Parking** On street parking

**Council Tax** B

## Description

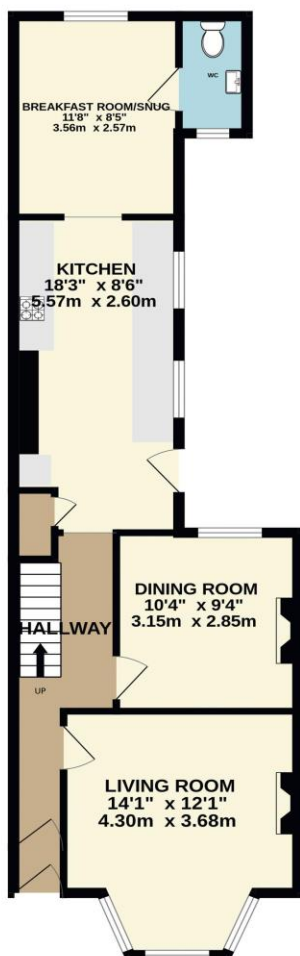
This beautifully restored four-bedroom terraced period home offers an exceptional blend of character and contemporary style. Thoughtfully and sympathetically refurbished throughout, the property boasts a brand-new kitchen and bathroom, newly installed central heating and plumbing systems, full redecoration, and an overhauled roof with a re-rendered chimney – all combining to create a home that's truly ready to move into. Step through the welcoming hallway and into a bright, sun-filled living room with a charming period fireplace, flowing seamlessly into a separate dining room – also featuring a beautiful original fireplace. At the rear of the home, a stylish and well-appointed kitchen comes complete with a range of integral appliances, opening into a versatile breakfast room/snug. A convenient downstairs W/C completes the ground floor. Upstairs, the first-floor landing leads to three generous double bedrooms and a fourth single bedroom, ideal as a child's room or home office. The property benefits from gas central heating via a new boiler and modern UPVC double glazing throughout. One of the true highlights of this home is the generous garden space to both the front and rear. The rear garden is particularly impressive – mainly laid to lawn and enclosed by newly installed fencing and mature hedgerows, offering both privacy and space for outdoor living. Ideally located close to Plymouth city centre, a well-regarded primary school, and the beautiful Central Park – affectionately known as the 'green lung of Plymouth' – this is a rare opportunity to purchase a home that perfectly balances period charm with modern comfort. Early viewing is highly recommended – properties of this quality and finish rarely stay on the market for long.

**Need A Mortgage?**

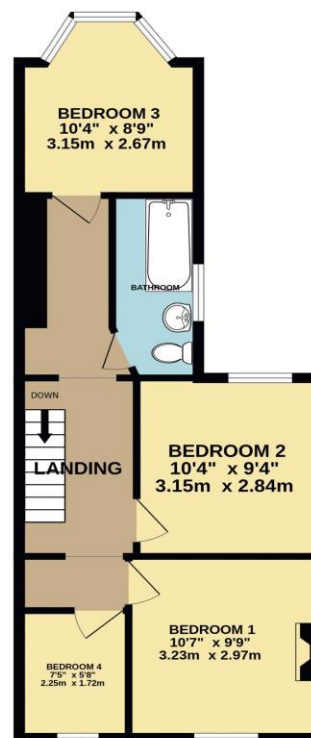
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

# Floor Plans

GROUND FLOOR  
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(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		

