



Falcon

01752 600444

28 Ford Hill

Stoke, Plymouth, PL2 1HL

Guide Price £220,000 - £230,000





In Brief

Spacious Three Double Bedroom Family Home Close To Stoke Village with parking to the rear.

Reception Rooms	Large living room with double doors to separate dining room.	Parking	Secure off road parking space to the rear
Bedrooms	3 large double bedrooms	Council Tax	B
Heating	Gas central heating		
Area	1188 sq ft		
Tenure	Freehold		

Description

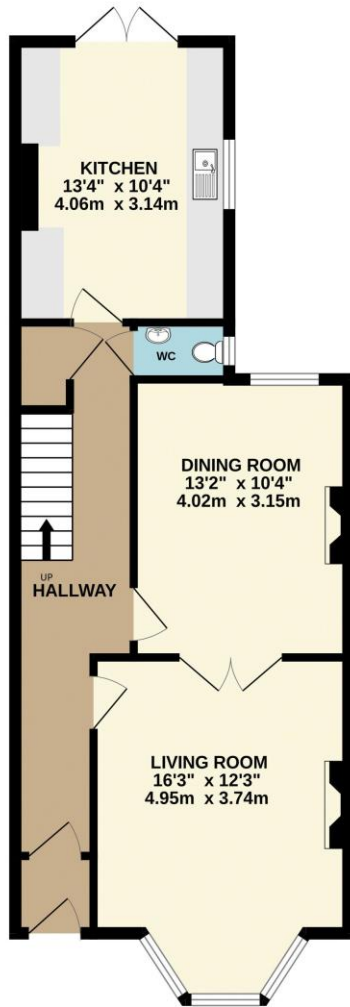
Situated just moments from the heart of Stoke Village, with its excellent range of shops, cafés and local amenities, and within easy reach of Plymouth's beautiful Central Park and Life Centre, this exceptionally spacious three double bedroom terraced home offers superb family living in a highly convenient location. A large and welcoming reception hallway leads into a bright living room with double doors opening into a separate dining room, creating an ideal space for both entertaining and everyday family life. The generously sized kitchen is well fitted with stylish modern units and includes integrated appliances such as a fridge freezer and dishwasher. Double doors open directly onto the rear garden, allowing plenty of natural light to flow through the space, while a convenient downstairs WC completes the ground floor accommodation. Upstairs, the property boasts three excellent double bedrooms, including an impressive principal bedroom spanning the full width of the house. The family bathroom is fitted with a fresh white suite and shower over the bath. Additional benefits include gas central heating and uPVC double glazing throughout. Outside, the enclosed rear garden enjoys a sunny aspect and has been designed for low maintenance with attractive patio areas bordered by charming local stone walling. Safe and secure for families, the garden also provides vehicular hardstanding with access via a garage door to the rear service lane. A fabulous and substantial family home in a sought-after central location.

Need A Mortgage?

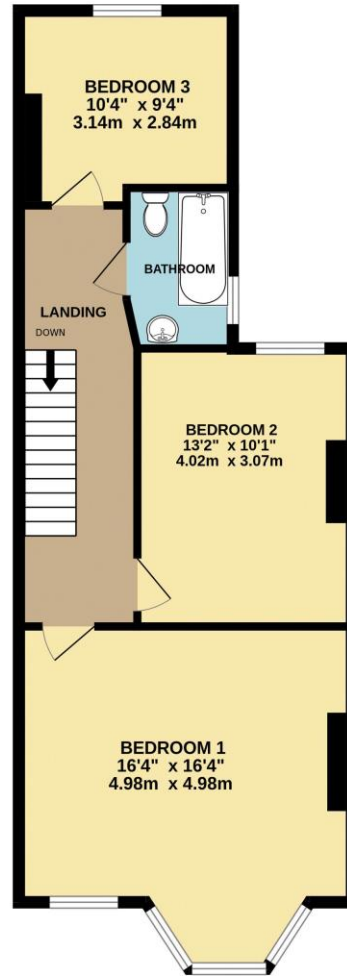
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

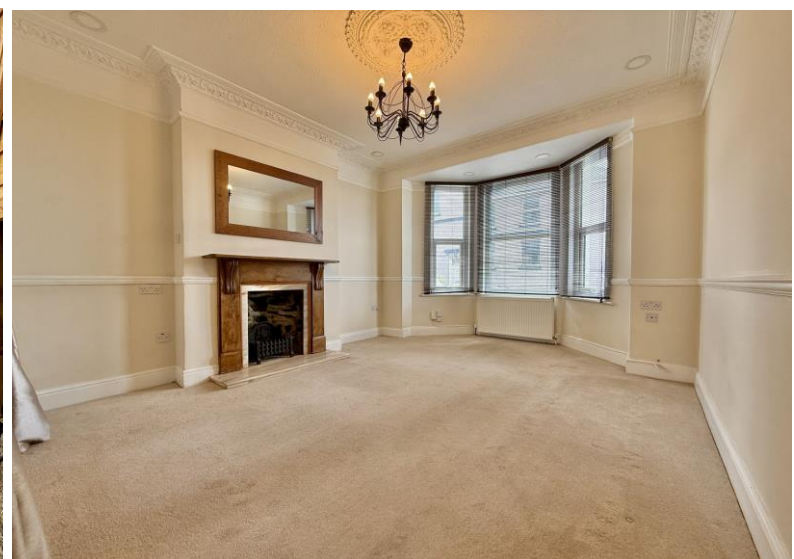
GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.3 sq.m.) approx.
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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		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

