



Falcon

01752 600444

57 Stuart Road

Stoke, Plymouth, PL1 5LW

Guide Price £300,000 - £310,000





In Brief

A Huge, Characterful 4/5 Bed Home with Versatile Living & a Sunny South-Facing Courtyard

Reception Rooms	Fabulous living room plus second sitting room and dining room.		
Bedrooms	4 double bedrooms		
Heating	Gas central heating	Parking	On street parking
Area	2328 sq ft	Council Tax	C
Tenure	Freehold		

Description

A substantial and beautifully presented turn-of-the-century home, arranged over three floors and perfectly placed for Plymouth City Centre, the railway station, Central Park and the Life Centre. Retaining a wealth of original character, this impressive property offers exceptional flexibility with four excellent double bedrooms, three reception rooms and generous living accommodation – ideal for a growing family. The ground floor features a charming entrance with original stained-glass detailing, bay-fronted living room, double bedroom, cloakroom and a fabulous second sitting room to therear, perfect for a large family. The lower ground floor adds a useful store room / games room, dining room (or potential 5th bedroom) , shower room, utility/storage and a large stylish kitchen/breakfast room with integrated appliances and original features. Upstairs are three further spacious double bedrooms, including an impressive master, plus a family bathroom and useful loft space. The rear bedroom enjoys dual-aspect windows and views towards the nearby park. Outside is a beautifully enclosed, south-facing walled courtyard with stone-built storage and rear lane access. There is also potential to create off-road parking by opening up the rear access. With rewiring, a new boiler and UPVC double glazing already completed, this is a rare opportunity to acquire a large, characterful and incredibly versatile home in a highly convenient location.

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Floor Plans

Approximate Gross Internal Area 2328 sq ft - 216 sq m

Lower Level Floor Area 776 sq ft – 72 sq m

Ground Floor Area 800 sq ft – 74 sq m

First Floor Area 752 sq ft – 70 sq m



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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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

