



## 18 Park Street

Stoke, Plymouth, PL3 4BL

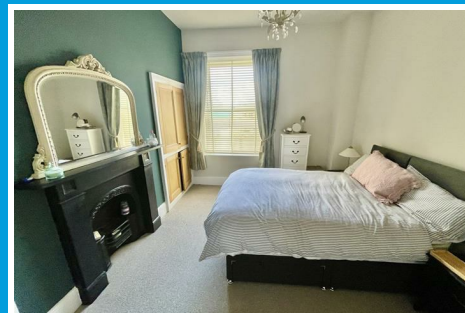
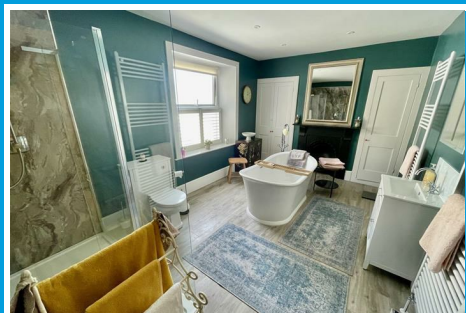
£350,000



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## PARK STREET, STOKE, PLYMOUTH, PL3 4BL

### LOCATION

Found in this relatively quiet tucked away street of Park Street in Stoke, with a good variety of local services & amenities found close by in the village. In striking distance of the City Centre, Devonport & with an excellent range of amenities nearby.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE LOBBY

4'9 x 3'9 (1.45m x 1.14m)

##### HALL

6'5 maximum wide (1.96m maximum wide)

Staircase rising to the first floor. Useful under-stairs storage cupboards, one housing the consumer unit & electric smart meter.

##### LOUNGE

14' x 13'8 floor area (4.27m x 4.17m floor area)

Window to the front. Period fireplace with built-in storage cupboards to either side. Wide arch to;

##### DINING ROOM

13'11 x 10'5 floor area (4.24m x 3.18m floor area)

Period fireplace with built-in storage cupboards to either side.

##### WC

3' x 3' (0.91m x 0.91m)

White modern wc.

##### BREAKFAST ROOM

11'4 x 9'6 (3.45m x 2.90m )

Window to the side. Period fireplace with storage cupboard to the side.

##### KITCHEN

11'6 x 9'10 (3.51m x 3.00m)

Modern fitted integrated kitchen with a good range of cupboard & drawer storage as wall & base units. Work surfaces with matching splash-back & metro tiled walls. Window to the side & rear. Door to the rear. Ideal gas fired boiler servicing the central heating & domestic hot water. Franke composite sink with mixer tap, automatic washing machine, fitted dishwasher, Fisher & Paykel 4 ring gas hob with extractor hood over & Hide & Slide oven.

#### FIRST FLOOR

##### LANDING

##### BEDROOM ONE

17'5 x 14'9 floor area (5.31m x 4.50m floor area)

Period fireplace with built-in wardrobes to either side. Two windows to the front.

##### BEDROOM TWO

14'2 x 10'7 (4.32m x 3.23m)

Window to the rear. Period fireplace with built-in wardrobe & cupboard to either side.

## BATHROOM

15'2 x 10'2 (4.62m x 3.10m)

Window to the side with shutters. Quality suite with large walk-in shower, central standing contemporary bath with corner set mixer tap & handheld shower mixer. Wash hand basin & wc. Period fireplace with built-in cupboards to either side.

## SECOND FLOOR

### BEDROOM THREE

18'6 x 14'3 (5.64m x 4.34m)

Window to the front. Period fireplace.

### BEDROOM FOUR

12'1 x 11'5 (3.68m x 3.48m)

Window to the rear. Period fireplace.

## EXTERNALLY

### SMALL FRONT GARDEN

## WALLED REAR COURTYARD GARDEN

Low maintenance. Paved section to the tenement. External light. Clothes washing line. Further paved area with raised flower bed to one side. A 14ft wide remote controlled roll up garage style door to the rear service lane.

## GARDEN SHED

7'8 x 6' (2.34m x 1.83m)

Power & light laid on. Suitable for freezer etc.

## COUNCIL TAX

Plymouth City Council

Council Tax Band: C

## SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

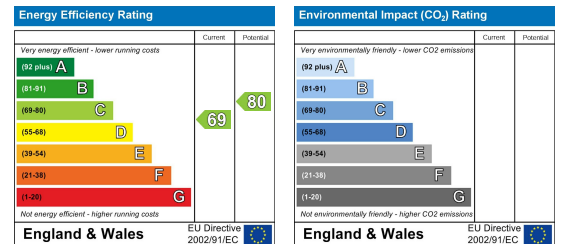


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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