



Falcon

01752 600444

66 Stangray Avenue

Ford Park, Plymouth, PL4 6PT

Guide Price £280,000 - £290,000





In Brief

Stylish Family Home Near Central Park with off road parking!

Reception Rooms	Large living room & Separate dining room	Parking	Off road parking space to rear
Bedrooms	3 Bedrooms	Council Tax	B
Heating	Gas central heating		
Area	1063 sq ft		
Tenure	Freehold		

Description

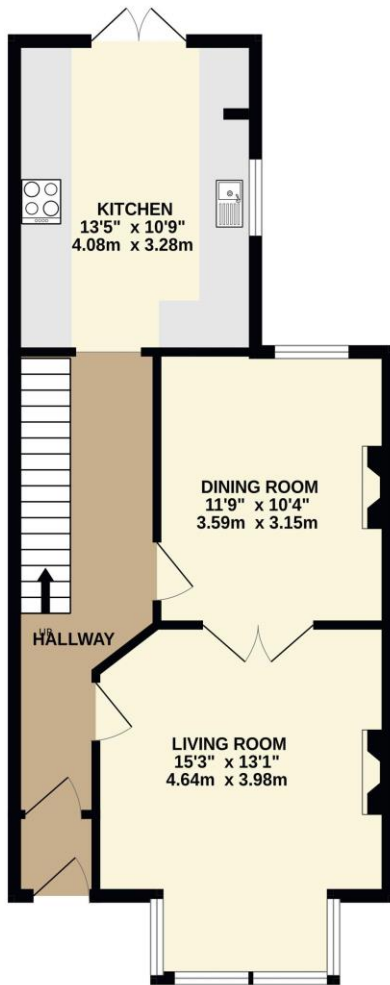
Perfectly positioned close to the stunning Central Park and with easy access into the city centre, this beautifully presented three-bedroom family home is ready to impress. Lovingly updated in recent years, it blends modern convenience with stylish character touches throughout. Step inside and you're welcomed by a bright reception hallway leading to a spacious living room at the front, complete with a brand-new (2024) wood burner – the perfect focal point for cozy evenings. Double doors flow seamlessly into the separate dining room, ideal for entertaining. The contemporary kitchen is a real highlight, featuring sleek fitted units, underfloor heating, and a full suite of integrated appliances, including a fridge freezer, dishwasher, washing machine, tumble dryer, oven, hob, and microwave – all designed to make family life a breeze. Upstairs, the first-floor landing leads to a stylish bathroom, boasting a chic period-style roll-top bath and a separate shower cubicle. There's also a handy separate W/C. Two generous double bedrooms and a third single bedroom complete the picture, making it a perfect fit for growing families. Outside, you'll find a private enclosed courtyard garden with the added bonus of a garage door access – giving you the option to bring the car in off-road. With gas central heating, UPVC double glazing, and striking external contemporary cladding to the front, this home stands out from the crowd in all the right ways. A rare opportunity to own a truly distinctive property in a fantastic location. Don't miss it!

Need A Mortgage?

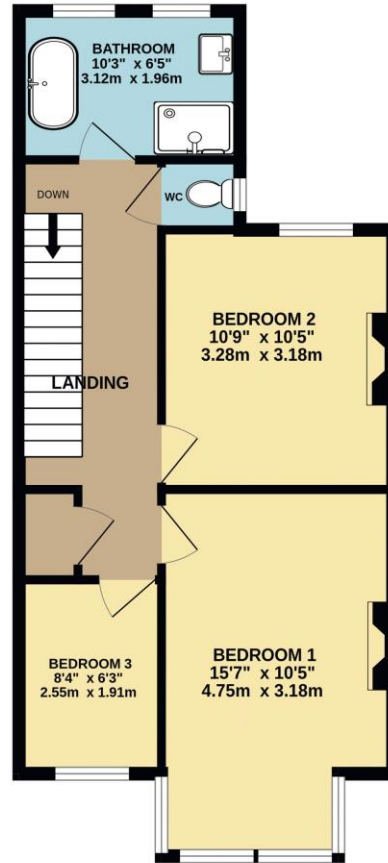
Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!

Floor Plans

GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.7 sq.m.) approx.
Made with Metropix ©2025



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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

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+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

