



Falcon

01752 600444

15 Lorrimore Avenue

Stoke, Plymouth, PL2 1HZ

Guide Price £180,000 - £185,000





In Brief

A Fabulous First Home With Two Double Bedrooms, Sunny Garden & Garage

Reception Rooms	Living room with separate dining room
Bedrooms	3 bedrooms (1 accessed off a bedroom)
Heating	Gas central heating
Area	786 sq ft
Tenure	Freehold

Parking	GARAGE plus on street parking
Council Tax	B

Description

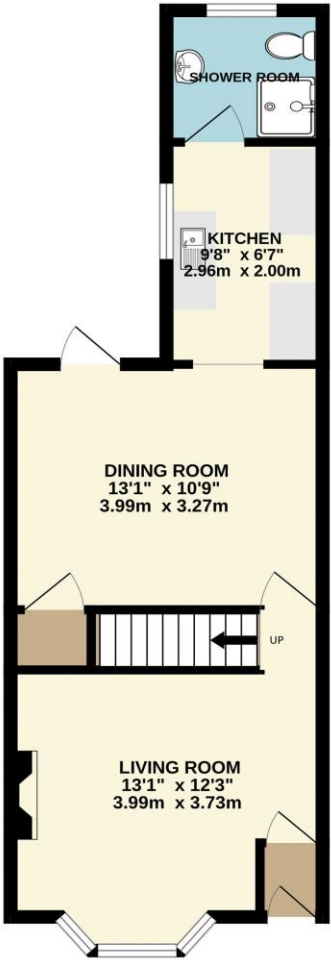
A MUCH-LOVED HOME WITH TWO DOUBLE BEDROOMS, GARAGE & SUNNY GARDEN Located in this popular and highly convenient position, this much-loved two double bedroom terraced home has been with the same owner for many years and is now in need of some upgrading but would make an excellent first-time purchase. From the entrance hall, you step into a particularly spacious and sunny living room, with a painted local stone fireplace providing an attractive focal point. The dining room spans the full width of the property, with laminate flooring and doors opening directly onto the rear garden. To the rear is a modern-style fitted kitchen, beyond which is a stylish shower room with a contemporary white suite. Upstairs, the landing leads to two generous double bedrooms. The rear bedroom has an additional adjoining room, currently suited to use as a study/office but offering scope for a variety of uses, subject to any necessary consents. The property benefits from gas central heating, with the boiler replaced in 2020, and UPVC double glazing. Outside, the enclosed courtyard garden enjoys a sunny aspect, with a seating area and bark chippings, making it a lovely spot to enjoy the afternoon and evening sunshine. A single garage is a huge bonus and adds valuable storage and parking. The property is within easy walking distance of the park at the bottom of St Levans Road, with Stoke Village, the Life Centre and Plymouth City Centre all readily accessible.

Need A Mortgage?

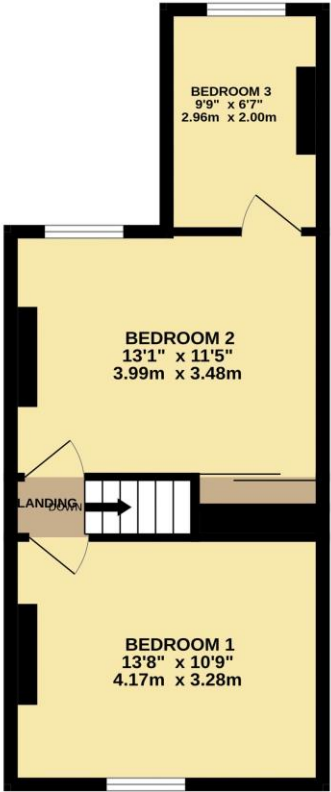
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Floor Plans

GROUND FLOOR
421 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.
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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.

