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Offers Over £250,000 FREEHOLD

End terraced townhouse, 4 double bedrooms (master with en-suite & balcony), carport allocated parking, enclosed and decked garden, spacious accommodation throughout

ENDEAVOUR COURT, STOKE, PLYMOUTH



PROPERTY DETAILS

Situated within a modern and purpose-built development in Stoke is this deceptively spacious four double bed roomed townhouse. The perfect home for a family looking for space, as it offers living accommodation on three floors or would even appeal to first time buyers due to its low maintenance presentation, outside space and carport allocated parking. Positioned within minutes of Stoke Village, primary and secondary schools, public transport, Devonport Dockyard and easy reach of the City Centre, this property has everything you would need for convenience and must be viewed to appreciate the size of the accommodation on offer!

**Council tax band – C
EPC - C**

Opaque double glazed panelled door to;

ENTRANCE HALL

A spacious entrance hall with wood panel walling to picture rail height, panelled radiator, stairs to first floor, doors lead from the entrance hall providing access to all ground floor rooms.

CLOAKROOM

White suite comprising low level WC, pedestal basin, panelled radiator, opaque UPVC double glazed window to side elevation.

KITCHEN/BREAKFAST ROOM

15'1 x 8'8 (4.61m x 2.65m)

Well fitted with a range of cream base and eye level storage cupboards, wood effect worktops, inset one and a half bowl, single drainer, stainless steel sink unit with mixer tap, integrated oven and 4 burner gas hob with extractor canopy over, plumbing for a washing machine, plumbing for a dishwasher, cupboard housing wall mounted gas boiler providing hot water and central heating (boiler 2 years old), panelled radiator, a dual aspect room with UPVC double glazed windows to front and side elevation.

DINING ROOM

12' x 11' (3.67m x 3.35m)

2 panelled radiators, large built-in storage cupboard under stairs, UPVC double glazed French doors provide access to the garden.

FIRST FLOOR

LANDING

Panelled radiator, stairs to second floor, doors lead off the landing providing access to all first floor rooms.

LOUNGE

12'1 x 10' (3.69m x 3.08m)

Panelled radiator, UPVC double glazed window to front elevation.

BEDROOM TWO

14'10 x 9'4 (4.52m x 2.84m)

Panelled radiator, UPVC double glazed window to front elevation.

BEDROOM THREE

12'2 x 11'6 (3.70m x 3.52m)

Panelled radiator, UPVC double glazed window to side elevation.

SECOND FLOOR

LANDING

Panelled radiator, built-in airing cupboard housing the hot water tank, doors lead off the landing providing access to all second floor rooms.

MASTER BEDROOM

13' x 12' (3.97m x 3.66m)

Panelled radiator, UPVC double glazed window to front elevation, UPVC double glazed door providing access to a balcony, further door to;

EN-SUITE SHOWER ROOM

6'8 x 5'11 (2.04m x 1.82m)

Corner glazed shower cubicle with mixer shower, pedestal basin with tiled surround, low level WC, extractor fan, panelled radiator, access to loft space, 2 opaque UPVC double glazed windows to front elevation.

BALCONY

Approached from the master bedroom. Enclosed, enjoying views towards Plymouth and across the communal gardens.

BEDROOM FOUR

12'2 x 8'11 (3.70m x 2.73m)

Panelled radiator, UPVC double glazed window to side elevation.

BATHROOM

9'3 max x 5'1 (2.82m x 1.56m)

L shaped. White suite comprising panelled bath with fully tiled surround and mixer shower, pedestal basin, low level WC, panelled radiator, extractor fan, built-in storage cupboard over stairs with fitted panelled radiator.

OUTSIDE

GARDEN

The garden is situated mainly to the side of the property, being fully enclosed and decked, offering a good deal of privacy and seclusion. A pedestrian gate provides access to the front of the property. Immediately to the front of the property is an enclosed, gravelled area, with 2 pedestrian gates, 1 leading to the front door and 1 leading to the side entrance. The property is approached via a pedestrian pathway across communal open gardens with maturing trees. There is a parking area at the rear of the property and a carport belonging to the property.

AGENTS NOTE

We understand that there is a service/maintenance charge of £185.78 per annum.

SERVICES

All mains services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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