



Portland Road
Stoke, Plymouth
PL1 4QN

£400,000

LUKE BOON

POWERED BY
exp[®] UK



Luke Boon - Personal Estate Agent

01752 295996

07810 601 815

luke.boon@exp.uk.com

lukeboon.exp.uk.com

@lukeboonestateagent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Graph

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Set on the edge of Devonport Park, Portland Road is a popular residential road, located in the heart of Stoke. Giving easy access into Stoke Village and Devonport Dockyard, Portland Road is a quiet road located behind Albert Road.

Located close to Stoke Damerel Primary Academy, Plymouth College, Devonport High School For Boys and Stoke Damerel Secondary, plus a number of green spaces, including Victoria Park and Devonport Park.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into a porch area via a composite front door. The porch has space for shoes and coats and leads through to the hallway via a wood framed door with glass inset. There is an attractive stain glass window over the door.

The entrance hall is filled with a wide range of period features and has doors leading through to the lounge, dining room, cellar, kitchen/breakfast room, storage cupboard and the cloakroom. The cloakroom has a low level w/c, hand wash basin and an obscured window to the side elevation. There are stairs leading up to the first floor accommodation and stairs down to the cellar. The cellar offers superb storage space and has power and lighting and could be used as a full utility room if required. There is space for a tumble dryer within the cellar.

Located at the front of the property is the lounge which has a large bay window to the front elevation, a beautiful open fireplace with surround and a wide range of period features, including a striking ceiling rose. There is an opening leading through to the dining room, plus the floorboards have been stripped and continue into the dining room and the hallway.

The dining room has a similar range of period features, including a beautiful fireplace and a window to the rear elevation, overlooking the rear courtyard garden. Both these rooms are an excellent size and are perfect for entertaining with friends and family.

Located at the rear of the property is the open plan kitchen/breakfast room. There are dual aspect windows to the side and rear elevation, which flood the room with natural light and a set of French doors which open out onto the courtyard garden. The kitchen is beautifully presented and finished, with a wide range of wall and base mounted units, complete with a solid wood work surface over. There is a Belfast sink plus space for a range of appliances, including a range cooker and a washing machine. The kitchen has a solid wood floor, tiled splash backs and a cupboard which houses the boiler. There is a breakfast bar which divides the room and space for a large dining table within the breakfast area.

Upstairs, the first floor landing gives access to bedrooms one, two and three and the family bathroom. There is a large linen cupboard and stairs leading up to the second floor.

The main bedroom is located at the front of the property and runs the full width of the property. The room is a large double size with two large windows to the front elevation. Bedroom two is a large double bedroom which has a window to the rear elevation. Bedroom three is located at the rear of the property and has a large bay window to the rear elevation. Bedroom three is a good double size and is currently used as a home office.

The bathroom is finished to a fabulous standard, with a large walk in shower, freestanding bath and a period style low level w/c and hand wash basin. There is a LVT herringbone floor, with two obscured windows to the side elevation, heated towel rail and an extraction fan to finish.

The second floor landing gives access to bedrooms four and five. There is a small open cupboard and a skylight to the rear elevation. Bedroom four is a large double with a small built in storage cupboard and a window to the rear elevation. Bedroom five is a smaller double bedroom and has a skylight to the front elevation.

Externally, the property has a private courtyard garden, which is walled and fully enclosed. The garden catches the afternoon and evening sunshine and is accessed via the kitchen/breakfast room. There is space for a bistro table and chairs.

Tenure - Freehold
EPC - D
Council Tax Band - C
Services - Mains Water, Electricity, Drainage & Gas. Access to Fibre Broadband

