

lukeboon.exp.uk.com
01752 295996
07810 601815 (WhatsApp)
luke.boon@exp.uk.com

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



4 BEDROOMS



3 RECEPTION ROOMS



3 BATHROOM



2425 SQ.FT



FREEHOLD

DEVONPORT ROAD, STOKE PL1 5RF PRICE £425,000

Fabulous, four double bedroom, Victorian town house, complete with a west-facing garden & a large double garage. Lounge & dining room, kitchen/breakfast room, three bathrooms, utility room & a study.



LUKE BOON

Personal Estate
Agent



lukeboon.exp.uk.com
01752 295996
07810 601815 (WhatsApp)
luke.boon@exp.uk.com

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

Devonport Road is a popular residential location in the heart of Stoke, giving easy access into the popular Stoke Village and Devonport Train Station. 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 an entrance porch, which has a wood framed door with stain glass inset which leads through into the entrance hall. The entrance hall has a plethora of period features throughout and gives access into the lounge, formal dining room, kitchen/breakfast room, utility room and shower room. There are two built in storage cupboards and stairs up to the first floor.

The lounge is positioned at the front of the property and has a large sash window to the front elevation. The lounge is full of period features, including an open feature fireplace, ceiling rose and architraves. There is a square archway leading through to the dining room. The dining room is also full of character, with a host of features and French doors which open out onto to the rear garden.

Located at the rear of the property is the kitchen/breakfast room. There is a range of wall and base mounted units, complete with a work surface over and an integrated dishwasher. There is space for a range cooker and a fridge/freezer. The kitchen has tiled splash backs, a stainless steel sink drainer unit and has space for a breakfast table and chairs. There are French doors opening out on to the rear garden.

Upstairs, the first floor landing gives access to the main bedroom, principle bathroom and the study. There are stairs leading up to the second floor. Located at the front of the property is the main bedroom, which is a wonderful size and has two sash windows to the front elevation. There are three built in wardrobes, a beautiful feature fireplace and a plethora of period features.

The principle bathroom is currently used as the main bedrooms en-suite and is superbly presented. The bathroom has a freestanding bath, a large walk in shower, two hand wash basins and a wide range of storage spaces.

LUKE BOON

POWERED BY
exp UK
Personal Estate Agent

There is a large obscured window to the rear elevation, a cupboard housing the boiler, inset spotlights and tiled splash backs to finish.

Positioned at the rear of the property is the study, which has a window to the rear elevation and could be used as a small fifth bedroom if required.

The second floor landing gives access into bedroom three and four. There are stairs leading up to the third floor. Bedroom three is located at the front of the property and has recently been redecorated. The room is currently used as a third reception room and has two sash windows to the front elevation. Bedroom four is a good sized double bedroom, with a window to the rear elevation.

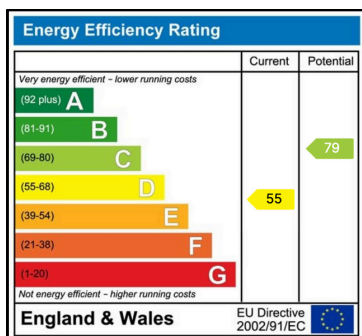
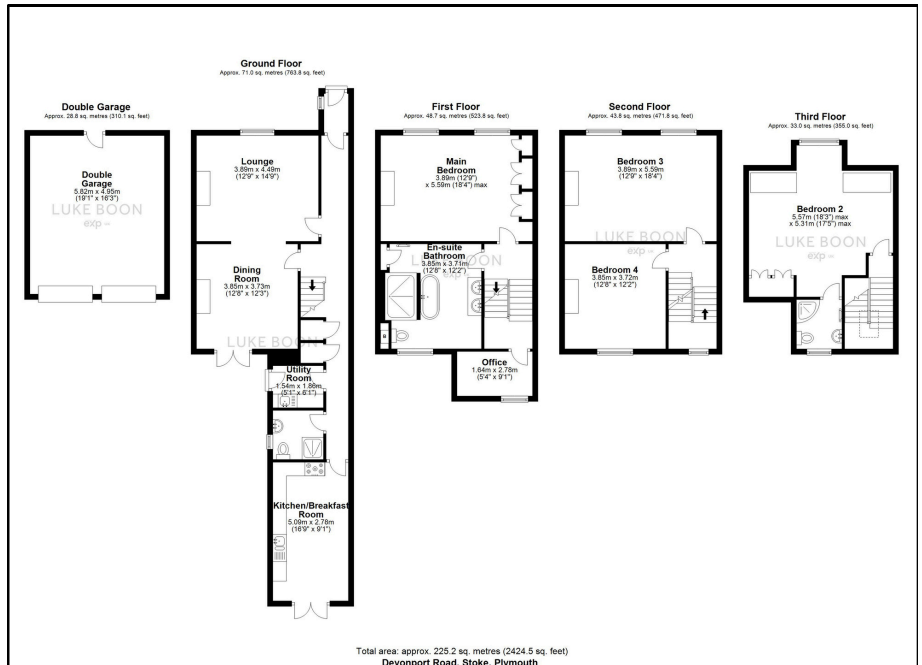
Located on the third floor is the second bedroom. Bedroom two is a wonderful size and has its own newly installed en-suite shower room. The room has a large window to the front elevation, plus a range of built in wardrobes offering superb storage space. The en-suite has a shower cubicle, low level w/c and a hand wash basin. There is a heated towel rail, tiled splash backs, an obscured window to the rear elevation and an extraction fan to finish.

Spanning four floors, this beautiful family home offers superb living space throughout. The property has full gas central heating and uPVC double glazing throughout.

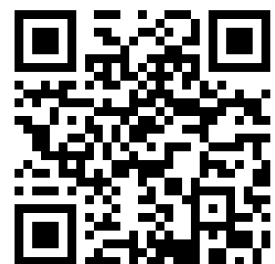
Externally, the rear garden is private and fully enclosed. Accessed via the kitchen, dining room and utility room, the rear garden has raised planters which are full of plants and mature shrubs, an artificial lawn and a large decked area. There is a door leading into the double garage.

The double garage is an excellent size and offers superb storage space. There are two up and overs doors, a vaulted rood for additional storage and power, water and lighting.

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



Local Authority Plymouth	Council Tax Band: Deleted Annual Price: £
Conservation Area STOKE	Flood Risk Very low
Floor Area 1,797 ft ² / 167 m ²	Plot Size 0.06 Acres
Mobile Coverage EE Vodafone Three O2	Broadband Basic Superfast Ultrafast
Satellite / Fibre TV Availability BT Sky Virgin	Speed 16 Mbps 80 Mbps 1800 Mbps



Website Link