



Valletort Road



Plymouth City Centre approx. 1.5 miles.
Plymouth Railway Station approx. 1 mile.

A Beautifully Presented Family Home - An imposing period property with plenty of period features, with generous proportions. Located within the sought-after conservation area of Stoke, within walking distance of local amenities and excellent schools.

- Semi Detached Period Property
- Generous Accommodation Set Over Four Floors
- Attractive Kitchen
- Three Reception Rooms
- Four Double Bedrooms
- Master Bedroom with En-Suite
- Two Further Bathrooms
- Freehold
- Council Tax Band D

Offers In Excess Of
£475,000

SITUATION

This wonderful family home is situated within a highly sought after Conservation Area and is within easy walking distance of Victoria Park and the extensive range of local amenities of Stoke Village along with a bustling community. Local facilities within easy reach include Central Park, The Life Centre, City Centre and the University. Excellent nearby schools include Devonport Highschool for girls and Devonport High School for Boys. Plymouth, known as The Ocean City has one of the most natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent activities for the lovers of the great outdoors. Plymouth itself has a full and varied range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

DESCRIPTION

A charming four bedroom, period home which offers light, space and character in abundance. The property, although refurbished over the years by the current vendor still offers scope and potential for those seeking opportunities to put their own stamp on a property.

ACCOMMODATION

This fantastic property offers an abundance of versatile accommodation throughout and is set over four floors. The accommodation briefly comprises entrance porch, spacious hallway leading to a beautifully light and spacious reception room with feature working fireplace, the second reception room is

currently utilised as a music room/study, a three-piece bathroom can also be found on this floor. The Lower ground floor is a real hub of the home with an attractive open plan kitchen/dining /family space with French doors opening out to the garden – making this a great space for entertaining, additional benefits to the lower ground floor include under floor heating and a separate utility room with W.C. The first-floor landing gives access to two double bedrooms, the large master bedroom has fitted wardrobes and en-suite shower facilities. Stairs rise to the second floor with a further two double bedrooms and recently refurbished modern, four-piece bathroom.

OUTSIDE

The attractive rear garden is gated and enclosed via attractive stone walls incorporating flower beds and has access to the rear service lane, providing potential for off road parking if desired.

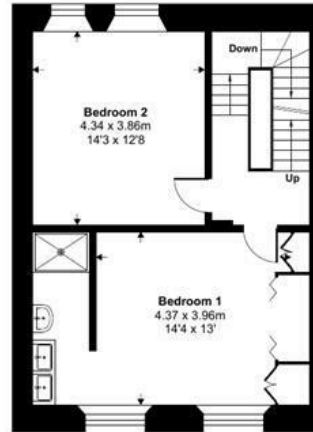
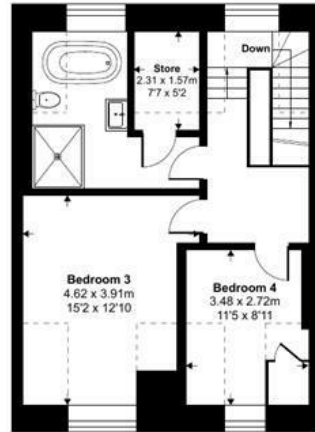
SERVICES

Mains electric & gas
Mains water and drainage



Approximate Area = 2362 sq ft / 219.4 sq m
 Limited Use Area(s) = 145 sq ft / 13.4 sq m
 Total = 2507 sq ft / 232.8 sq m

For identification only - Not to scale



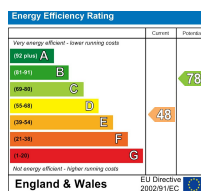
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Stags. REF: 1037619

These particulars are a guide only and should not be relied upon for any purpose.

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