



142 Molesworth Road

142 Molesworth Road, Stoke, Plymouth, Devon, PL3 4AJ



Mileage to Plymouth City Centre 1.5 miles
and Plymouth Railway Station 1 mile.

A well-presented, Georgian styled five bedroom home offering light, spacious and versatile accommodation along with an abundance charm and character.

- Generous Accommodation of Over 2,200 sq ft Set over 3 floors
- Superb period features with high ceilings
- Large Reception Rooms
- Fantastic kitchen / breakfast room
- 5 Bedrooms
- Attractive, private courtyard garden
- Freehold
- Council Tax Band C

Guide Price £425,000

SITUATION

This delightful terraced family home is within easy walking distance of Victoria Park and the extensive range of local amenities of Stoke Village which also boasts a thriving community. Local facilities within easy reach include Central Park, Devonport Park, The Life Centre, City Centre and the University. Excellent nearby schools include Devonport High School for girls and Devonport High School for Boys. Plymouth, known as The Ocean City, has one of the most lovely natural harbours in the world. To the north is Dartmoor National Park, extending to over 300 square miles that provide excellent and varied activities for lovers of the great outdoors. Plymouth itself has a population of over 250,000 and has a full 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

An unlisted, Georgian influenced town house which has been well maintained and has undergone a programme of refurbishment. This property is well presented throughout and offers light, spacious and versatile accommodation along with an abundance charm and character.

ACCOMMODATION

A vestibule enters into the reception hall. Throughout the house the vendors have kept much of the period features, including the original pine floorboards and attractive cornicing to the ceilings of the property. The entrance hall has pine doors leading into the sitting room and the dining room, both of which have wood burning stoves. From the dining room there is large sash window, with shutters, overlooking the courtyard. The kitchen / breakfast room is light and

spacious with a bespoke range of kitchen units. There is a ceramic sink with drainer, soft close pan drawers, integrated dishwasher and a range cooker with extractor fan above. A pair of patio doors lead out into the sunroom with a door out to the courtyard as well as tri-fold doors leading out onto the decked area of the garden. There is also a utility area and downstairs cloak room. Stairs rise from the hallway to a the first floor landing giving access to the boiler cupboard with a Vaillant mains gas-fired boiler and where the hot water tank is also located, family bathroom - with a full size bath and a large walk-in shower, two double bedrooms and the master bedroom which has two large sash windows, feature fire place and En-suite shower room with his and hers sinks and w.c. bedroom. Stairs rise to the second floor where there is a linen cupboard and doors to two further double bedrooms, both with Dormer and Velux windows. There is eaves storage accessed from the rooms and ample storage with both of the rooms having storage within the ceiling void.

OUTSIDE

The walled courtyard garden is particularly private with a decked area allowing much seating with a raised slated area at the far end. The single garage has a rear door to allow access and is large enough to put a small car in. The garage roof has recently been re-roofed. The gate at the rear allows access onto the brick paved rear drive, where the bins are located.

SERVICES

Mains gas-fired central heating. Mains water. Mains electric.
Mobile coverage with O2 and superfast broadband is available at the property, based on the latest data available to Ofcom.

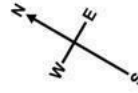
DIRECTIONS

What3Words - ///enjoy.firmly.ridge



Approximate Area = 2398 sq ft / 222.7 sq m (includes garage)
 Limited Use Area(s) = 324 sq ft / 30.1 sq m
 Total = 2722 sq ft / 252.8 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). © nichecom 2023. Produced for Stags. REF: 987535

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| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|-------------------------|-----------|
| (92-100) A | Very energy efficient - lower running costs | | |
| (81-91) B | Energy efficient - lower running costs | | 78 |
| (69-80) C | Decent energy efficiency - lower running costs | 61 | |
| (55-68) D | Some energy efficiency - lower running costs | | |
| (49-54) E | Less energy efficiency - higher running costs | | |
| (41-48) F | Low energy efficiency - higher running costs | | |
| (1-40) G | Very low energy efficiency - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC | |

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