



**Falcon**

01752 600444

**76 Devonport Road**  
Stoke, Plymouth, PL3 4DF

Guide Price £250,000 - £260,000





## In Brief

### Substantial Mid terraced Property

<b>Reception Rooms</b>	3 Bedrooms
<b>Bedrooms</b>	2 Reception rooms
<b>Heating</b>	Gas Central Heating
<b>Area</b>	1564 Sq Ft
<b>Tenure</b>	Freehold

**Council Tax C**

## Description

Located in the ever-popular area of Stoke Village, this substantial mid-terrace, extended family home has undergone a comprehensive programme of refurbishment, making it an ideal turn key purchase including a new roof. The property has been extensively improved to include new boiler, updated electrics, modern kitchens and bathrooms, and tasteful redecoration throughout. To the ground floor, a generous living room welcomes you and flows seamlessly into the impressive extended kitchen/dining room, which truly forms the hub of the home. This beautifully finished space offers a contemporary range of soft-close units, complemented by quality worktops and a full suite of integrated appliances, including a four-ring induction hob, double oven, one-and-a-half bowl sink with mixer tap, fridge/freezer, dishwasher, washer and dryer. A feature roof lantern (skylight) floods the room with natural light, enhanced further by recessed spotlighting and attractive flooring throughout. Bi-folding doors open directly onto a courtyard-style patio, with steps leading up to a further landscaped patio areas. Additional benefits on this level include gas central heating and a large storage cupboard housing the gas and electric meters. To the first floor, you will find a beautifully appointed family bathroom, finished with fully tiled walls and flooring, a panelled bath with shower over, wall-mounted basin, WC, heated towel rail, and a double-glazed window to the front elevation. This floor also offers three well-proportioned double bedrooms, with both front and rear aspects. The top floor is dedicated to an impressive principal bedroom, providing a peaceful retreat and benefiting from its own En-suite shower room. Externally, the rear garden has been thoughtfully designed with extensive patio areas, boundary walls, and a private feel — ideal for entertaining or low-maintenance enjoyment. Early viewing is highly recommended to fully appreciate the space, finish, and location on offer.

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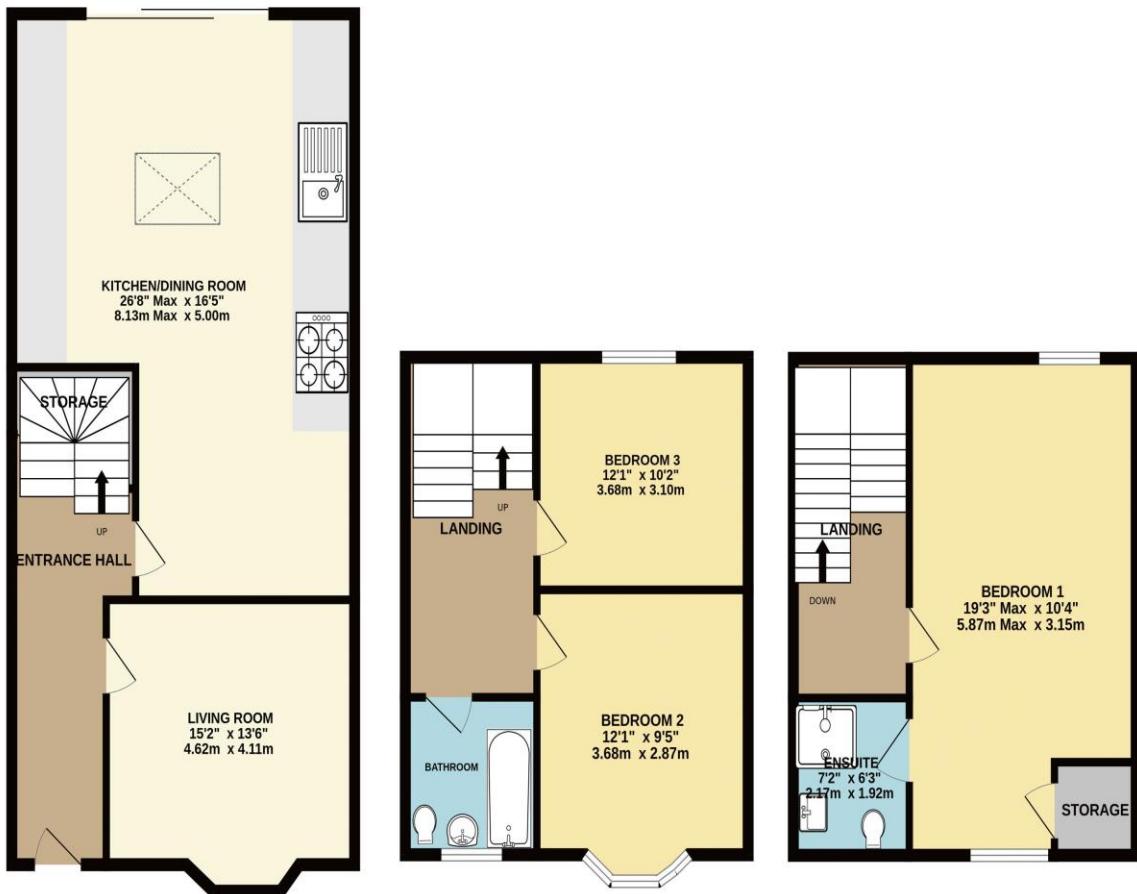
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# Floor Plans

GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

2ND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 sq.m.) approx.

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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