



61, Endeavour Court, Stoke, Plymouth, Devon, PL1 5AW

# Guide Price £280,000

Completed in 2009, by Persimmon Homes, is this fabulous, spacious, well-appointed three storey townhouse which occupies a delightful location with excellent local facilities including the nearby Stoke Village, Stoke Primary school, Devonport High School for Boys, Parkland and regular public transport to the City Centre just over 1 mile distant.

The property has gas fired central heating and double glazing and has recently undergone a degree of renovation including brand new carpets and vinyl flooring.

The accommodation comprises, on the ground floor, an entrance hallway, a well-appointed kitchen with built in appliances, a separate WC and a dining room which has an under stairs storage cupboard and double doors leading to the rear gardens.

On the first floor is a delightful sitting room which has a Juliet balcony, bedroom one has an ensuite and also access to a small terrace. On the second floor are three further bedrooms, one of which has access to a small balcony with fabulous views across to The City and there is a bathroom with modern white suite. The rear garden has been landscaped for easy maintenance and now comprise of a patio and lawned area. Conveniently there is rear gate that provides direct access to the undercover private car parking space with a mezzanine area above perfect for additional storage.

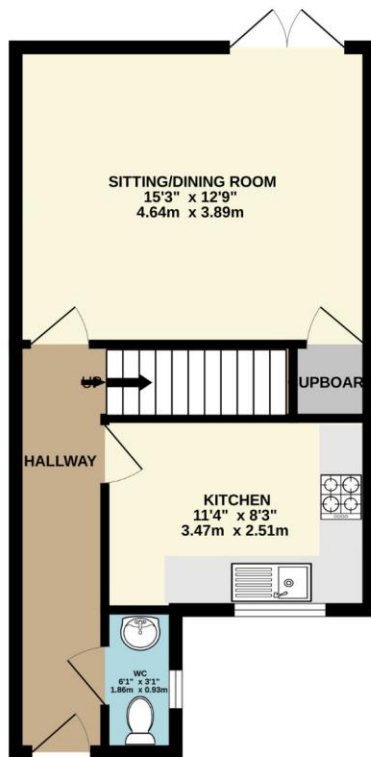


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

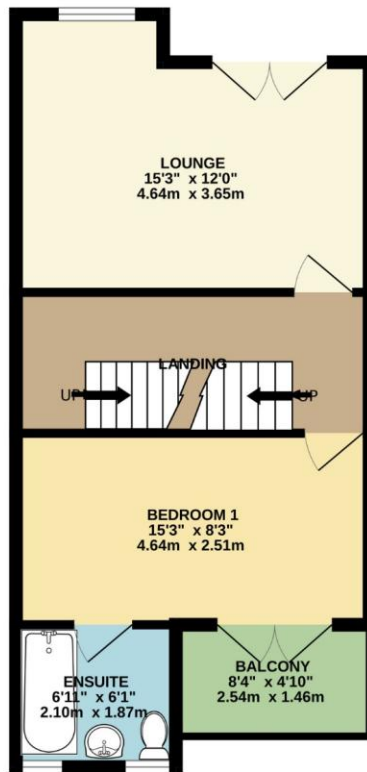
To view this property call Lang Town & Country Estate Agents on 01752 256000.



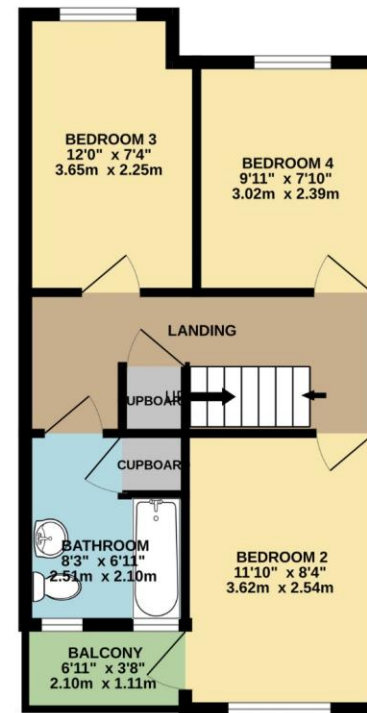
GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



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



2ND FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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