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# LUKE BOON

POWERED BY  
**exp** <sup>UK</sup>  
Personal Estate Agent



4 BEDROOMS



3 RECEPTION ROOM



2 BATHROOM



2226 SQ.FT



FREEHOLD

MILEHOUSE ROAD  
STOKE  
PL3 4AF

**£350,000 - £375,000**

Victorian family home, spanning 2226 sq ft. Four double bedrooms, three reception rooms, two bathrooms, south facing garden & a garage. Requiring some modernisation throughout.



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Situated in the popular residential suburb of Milehouse, this property enjoys a convenient central Plymouth location with excellent access to local amenities. Well-regarded schools, including Montpelier Primary School and Devonport High School, are nearby, while Plymouth Life Centre, Central Park, Plymouth Argyle Football Club, and the Park & Ride are all within easy reach.

Plymouth City Centre is just a short journey away, offering a wide range of shopping, leisure, and transport facilities, including Drakes Circus Shopping Centre, Plymouth Railway Station, and the Theatre Royal. The historic Barbican, Plymouth Hoe, and the vibrant Royal William Yard are also easily accessible by car or public transport.

## The Property

The property is entered via a welcoming porch leading into a spacious hallway rich in period character, complete with original features and two large built-in storage cupboards.

To the front of the property, the lounge boasts a large bay window, feature fireplace, decorative ceiling rose, architraves, and stripped wooden floorboards. Sliding pocket doors connect seamlessly to the dining room, creating an ideal space for entertaining.

Currently arranged as a bedroom, the dining room has French doors opening onto the rear garden, along with a feature fireplace and decorative ceiling rose. The lower ground floor accommodation includes a breakfast room with a feature fireplace, period storage cupboards, and space for dining. An archway leads through to the kitchen, which is fitted with a range of matching wall and base units, work surfaces, and integrated appliances including an electric oven and fridge/freezer.

Beyond the kitchen is a practical utility room with space for laundry appliances and views over the rear garden.

A ground floor shower room comprises a panelled bath with a shower overhead, wc, wash hand basin, and a cupboard housing the combi boiler. The first-floor landing provides access to four bedrooms and the family bathroom. Bedroom one is a spacious front-facing room featuring a bay window, feature fireplace, and built-in storage. Bedroom two overlooks the rear garden and benefits from two built-in cupboards and a feature fireplace. Bedroom three is a versatile room with dual-aspect windows and a bay window overlooking the rear garden. It currently includes a fitted kitchen area, allowing for self-contained living arrangements. This can be removed easily to reinstate a large double bedroom. Bedroom four is positioned at the front of the property and includes a feature fireplace and front-facing window. The family bathroom is fitted with a panelled bath, separate walk-in shower cubicle, wc, wash hand basin, and an obscured window providing natural light and ventilation.

To the front and rear are established gardens, with the rear garden enjoying a desirable south-facing aspect. A generous composite decked seating area can be accessed directly from the dining room, creating an excellent outdoor entertaining space. There is a gate leading out onto the rear service lane. The property also benefits from a single garage with power, lighting, and an electric roller door.

Tenure - Freehold

EPC - D

Council Tax Band - C

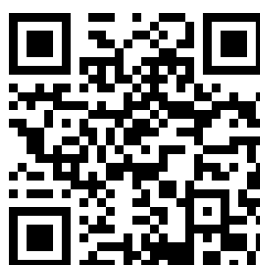
Services - Mains water, gas, drainage & electricity. Connected to fibre broadband

## Agents Note

The property currently has two kitchens. The oven, hob and extraction hood, on the first floor, can be removed prior to completion, for mortgage purposes, if required. Please enquire for more information.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 79        |
| (55-68) <b>D</b>                            | 64      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Website Link

Any questions? Want to make an offer?  
Please get in touch

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