

**Offers Over £300,000 Freehold**



**120 MILEHOUSE ROAD, STOKE, PLYMOUTH, PL3 4DE**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**

Lawson are delighted to market this very spacious mid terrace Victorian family home, a stones throw from all amenities, regular transport links, the property is retaining many of its original features. The accommodation is arranged over three floors comprising; original stained glass front door leading to an entrance vestibule with a moulded ceiling and an inner leaded door to the main hallway; wood effect flooring, stairs to the first floor with a carved newel post and cast spindles, under stair storage and ceiling mouldings.

A doorway to the sitting room, a large bay window to the front elevation, period fire place with a stone surround, mantle and living flame effect fire, moulded ceiling, ceiling rose and picture rail. The dining room has a window to the rear elevation and picture rail.

The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, a range cooker, filter canopy, window to the side elevation, tiled effect flooring, one and a half bowl stainless steel sink unit with mixer tap and spotlights.

A doorway leads into the utility room, low level WC, plumbing for a washing machine, spotlights, pedestal wash hand basin, Velux window. The rear lobby, a wall mounted Worcester gas fired heating boiler, patio doors to the rear garden.

From the main hallway, stairs ascend to the first floor landing. A doorway to bedroom one, which is an incredibly spacious double room with a bay window to the front elevation, moulded ceiling and picture rail. Bedroom two is a further large double with a window to the rear. Bedroom three is another double and has a bay window to the rear elevation and picture rail.

The family shower room has a low level WC, wash hand basin, tiled shower cubicle with a Mira electric shower unit and folding glass door. The bathroom, a panel enclosed bath with a Triton electric shower unit over and folding screen, wash hand basin.

The first floor landing, carpeted stairs ascend to the second floor landing with a window to the rear and doorway to bedroom four. Bedroom four is a further spacious double with a window to the front elevation. Bedroom five is a large double with a window to the rear.

Externally, the front garden is enclosed with a pathway to the front door and a range of mature shrubs. The rear garden has been flagged for ease of maintenance, fully fence enclosed and has a access to a large double garage. The garage (16'2" x 18'3") has a roller shutter door and power and light connected

The property does require some mild upgrading but provides an excellent opportunity for someone to create the perfect large family home.

## STOKE

Stoke also referred to by its earlier name of Stoke Damerel, which is a parish, that was once part of historical Devonport. In 1914, Devonport and Plymouth amalgamated with Stonehouse: the new town took the name of Plymouth. Since the amalgamation Stoke has been an inner suburb of Plymouth.

Stoke is now densely built up with houses and apartments, dating back to late Georgian, with a predominance of early Victorian, Edwardian and fewer, 1930s homes. Bisected by the main railway line from Paddington to Penzance. The parish church is notable not only for its evolving architecture, but also its contents and historical connections. The area has been prosperous for several hundred years, and there are some distinguished private houses (several of which feature in Nikolaus Pevsner's book - "The Buildings of South Devon".) There are many examples of properties designed by famed Georgian architect Foulston, within the suburb.

Stoke Damerel and Stuart Road Primary Schools educates pupils of ages 4-11, whilst secondary school children may attend Stoke Community College and is the home of Devonport High School for Boys Grammar School and Devonport Services Rugby Club. Flanked by Central park, Victoria Park and Devonport Park, there are acres of leisure space on the doorstep, with Plymouth Argyle Football Club and the Plymouth Life Centre, both considered to be within walking distance. Plymouth City Centre, is approximately one and a half miles away.



## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2024/2025 is £2,214.87 (by internet enquiry with Plymouth City Council). These details are subject to change.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2024.

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TOTAL FLOOR AREA: 2067 sq.ft. (192.0 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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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>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

