



35 Waterloo Street, Stoke, Plymouth, Devon, PL1 5RP



Guide Price £250,000



Situated within the highly desirable and sought after Stoke Damerel Conservation Area, is this fabulous and spacious Georgian mid terrace 3 storey residence. The excellent range of local facilities include Devonport High School for Boys, Stoke Damerel Primary School, Plymouth Albion RFC complex and the recently rejuvenated Devonport Park, Stoke Village and all of its facilities and regular public transport to the City Centre some 2 miles distant.

The well-proportioned accommodation comprises an entrance hallway, sitting room with an archway through the dining room. There is a cloakroom/W.C. a delightful kitchen/breakfast room which has two Velux skylights. On the upper two floors are 3 double bedrooms, and a bathroom with white suite. The property has gas fired central heating, double glazing and a tiled roof. The property is in need of some modernisation and refreshment.

The long walled rear gardens are a fabulous feature of the property and are laid mainly to lawn with well stocked flowerbeds. There is a decking area and a delightful, paved sun terrace. There is a garage which is accessed via the rear service lane.

Agents note.

This is a splendid family home; an internal inspection can be strongly recommended, and immediate possession is available as there is no onward chain.



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





TOTAL FLOOR AREA : 1340 sq.ft. (124.5 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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Lang Town & Country
6 Mannamead Road
Mutley
Plymouth
PL4 7AA

Tel: 01752 256000

Email: property@langtownandcountry.com

www.langtownandcountry.com

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