



**DC**  
LANE  
SELL • LET • MANAGE

Valletort Road, Plymouth, PL1 5PN  
£170,000 Leasehold

 2  1  1  C



£170,000

# Valletort Road

## Plymouth, PL1 5PN

- First Floor Apartment
- Popular Stoke Location
- Open Plan Living
- Exquisitely Presented
- Garage
- Two Double Bedrooms
- Luxurious Bathroom
- Secure Door Entry
- Balcony
- Council Tax Band B

DC Lane are delighted to offer to the market this exquisitely presented and generously proportioned front facing apartment situated in 'Endeavour Court' an impressive purpose built development.

The property is ideally located on Valletort Road, an attractive tree lined avenue taking advantage of both Stoke Village with it's cafes, bars and artisan shops aswell as walking distance to the City Centre and the maritime attractions that Plymouth has to offer.

Positioned on the first floor with secure entry phone system the internal accommodation offers a vestibule opening into an entrance hallway with storage cupboards leading through to a tastefully presented open plan living room with 'on trend' built in media wall with fire providing a stylish focal point to the room and also direct access via French doors to a balcony, a lovely place to sit and enjoy a beverage of choice whilst benefitting from views of the local area. The modern kitchen has gloss white cabinets, breakfast bar and space for large fridge freezer. In addition, there are two bedrooms, master with walk in mirrored wardrobes providing plenty of concealed storage. One of the highlights of this property is the contemporary bathroom with double walk in shower cubicle and modern freestanding bath offering a touch of luxury to your daily routine.

Externally the property benefits from a secure garage, lockable store cupboard and well maintained communal gardens.

We believe this modern and stylish home lends itself to a wide audience including first time buyers looking for well-proportioned and spacious accommodation or investors wanting to take advantage of such a popular location and an excellent yield. A viewing of this superb apartment is highly recommended.



### First Floor

#### Open Plan lounge/Kitchen

12'0" x 26'0" (3.68 x 7.93)

#### Bedroom One

9'11" x 15'0" (3.04 x 4.58)

#### Bedroom Two

7'6" x 8'4" (2.30 x 2.55)

#### Bathroom

9'11" x 5'11" (3.04 x 1.82)





## Directions

From our office: Head South on Mutley Plain, turn Right onto Ford Park Road. Continue onto Central Park Avenue. At the roundabout, take the second exit onto Stuart Road and then the first exit onto Wilton Street. Continue along Wilton Street through the traffic lights and turn right onto Valletort Road. The development of Endeavour Court can be found on the left hand side and the property is on the left.

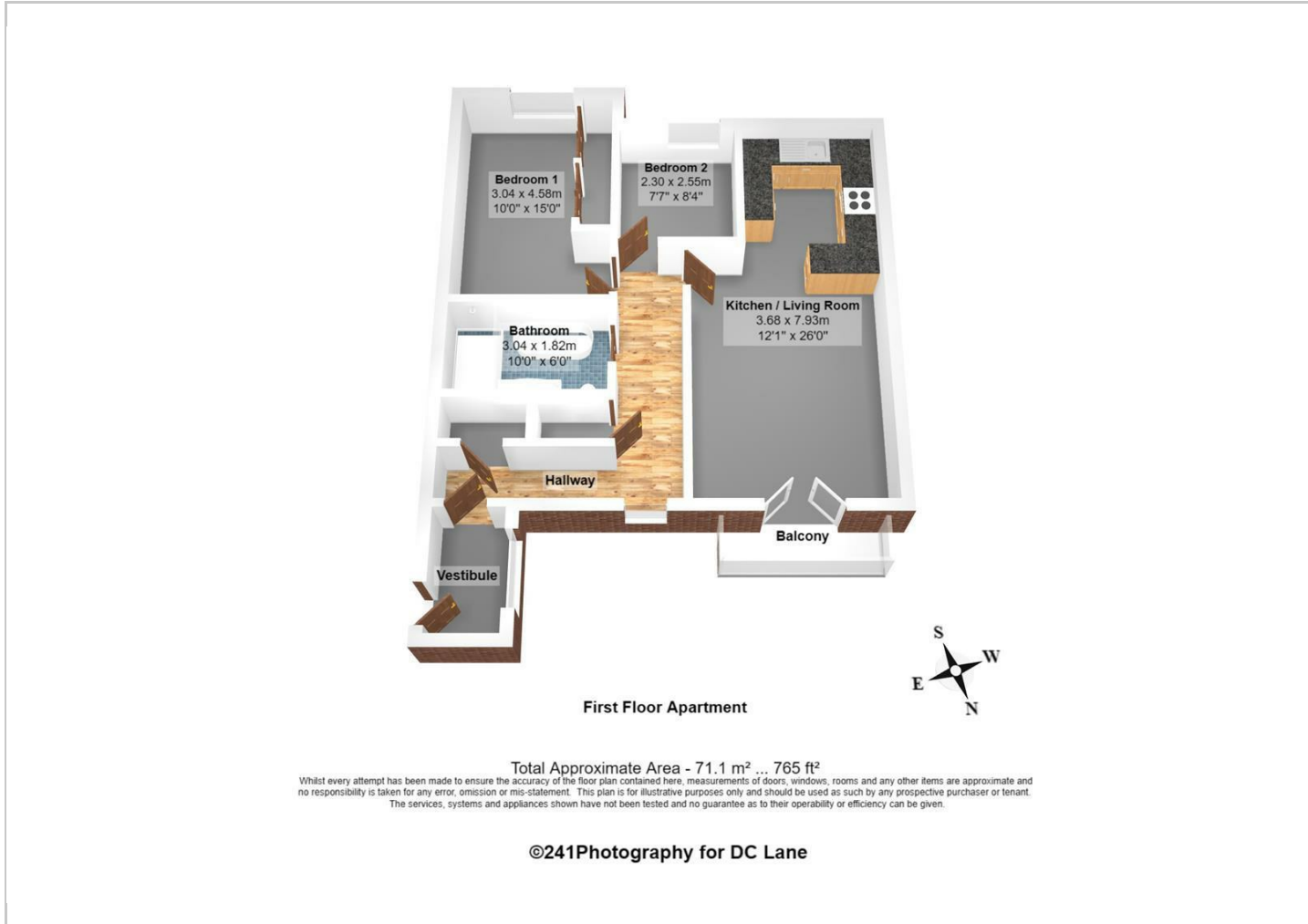
**Council Tax Band: B**

## Scan for Material Information

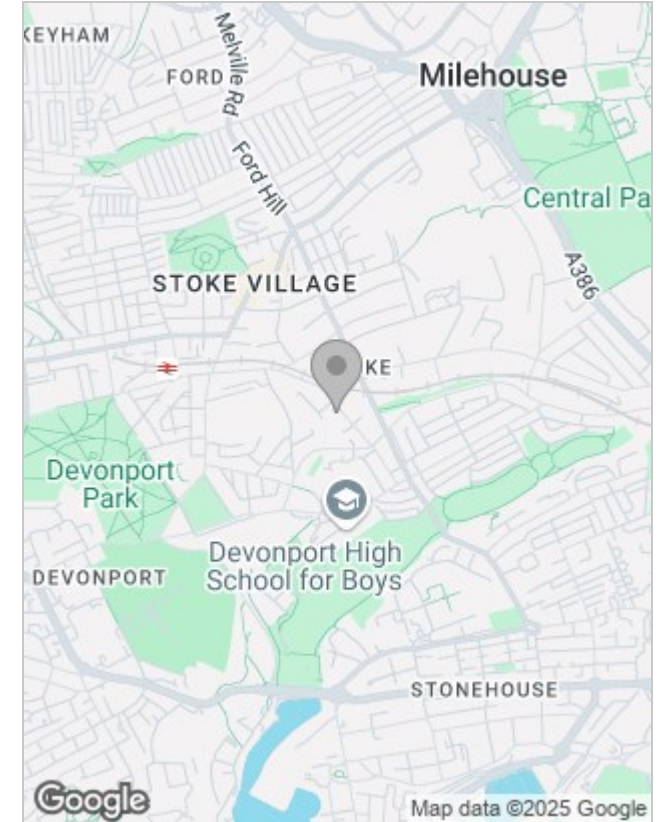




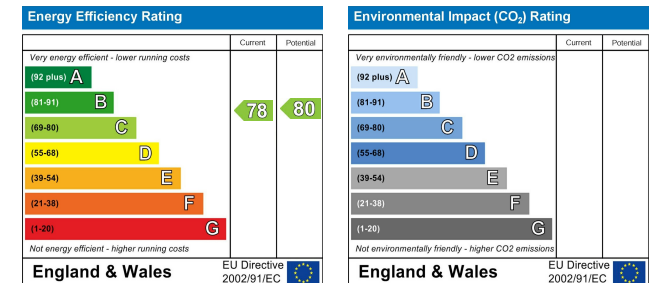
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk