



# Falcon

01752 600444

## 89 Valletort Road

Stoke, Plymouth, PL1 5PN

Guide Price £150,000 - £160,000





## In Brief

**Tranquil Modern Living in a Leafy Setting with balcony and GARAGE. Perfect First Home.**

**Reception Rooms** Large Living Room / Diner

**Bedrooms** 2 bedrooms one with an en-suite

**Heating** Gas central heating

**Area** 725 sq ft

**Tenure** Leasehold

**Parking** GARAGE

**Council Tax** B

## Description

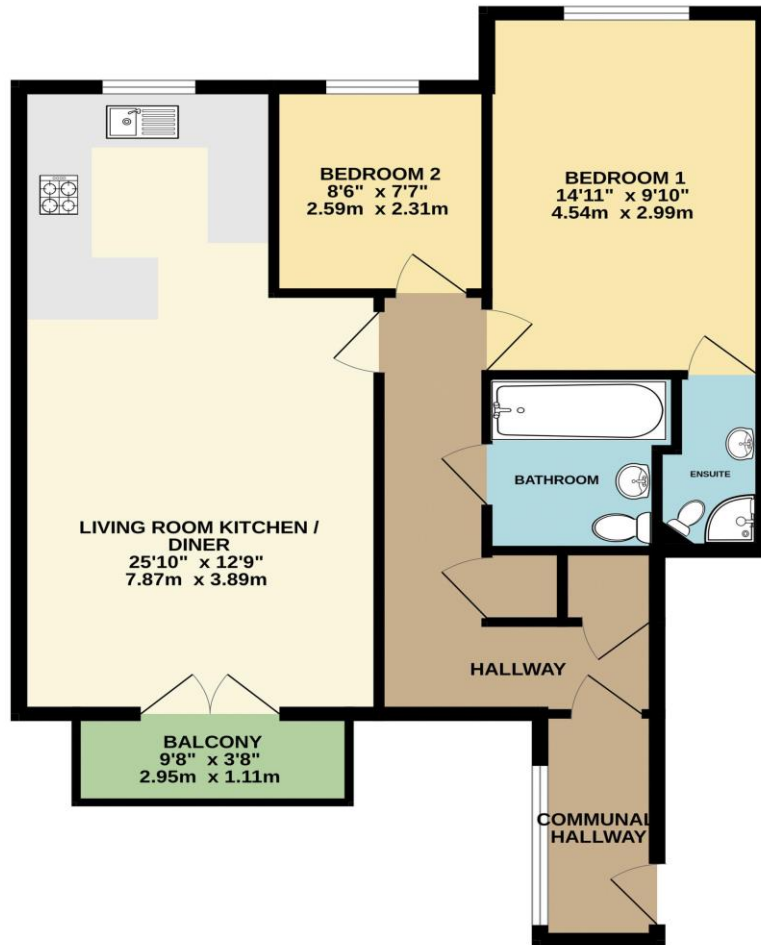
Tucked away on a beautiful tree-lined road in one of Plymouth's most sought-after areas, this purpose-built first floor apartment (circa 2007) combines modern design with a serene leafy outlook. Step inside and you're welcomed by a long private hallway that sets the tone for the home's well-planned layout. At its heart, the open-plan living, dining, and kitchen space offers the perfect blend of functionality and style. Double doors open onto a private balcony, where the calming backdrop of mature trees creates an effortless sense of tranquillity. The kitchen is sleek and contemporary, fitted with a chic range of units, a breakfast bar for casual dining, and integrated appliances including an oven, hob, and washing machine. The main bedroom is generously sized, filled with natural light, and enhanced by a modern en-suite shower room. A second bedroom provides flexibility as a guest room, home office, or single bedroom, while the family bathroom is beautifully presented with a fitted suite and overhead shower. Thoughtful details elevate this home further—such as the abundance of storage, a rare and welcome feature in apartments of this style. The property also benefits from gas central heating and UPVC double glazing. From the internal communal staircase, you'll find access to the underground parking, where this flat enjoys its own single garage—an invaluable addition. Perfectly located close to the shops and amenities of Stoke Village, with Plymouth's vibrant city centre also within easy reach, this apartment offers both convenience and lifestyle. An ideal first-time purchase or a savvy buy-to-let investment, this is a home that strikes the perfect balance between modern living and peaceful retreat.

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## Floor Plans

GROUND FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.  
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## Fixed Price Conveyancing

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(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
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