



71 Molesworth Road

Stoke, Plymouth, PL1 5PG

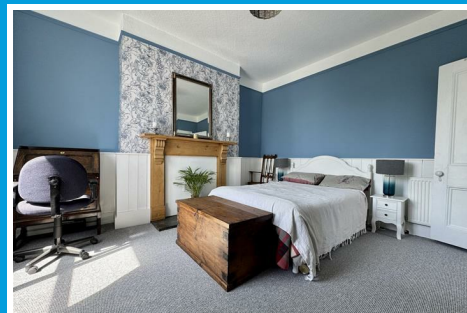
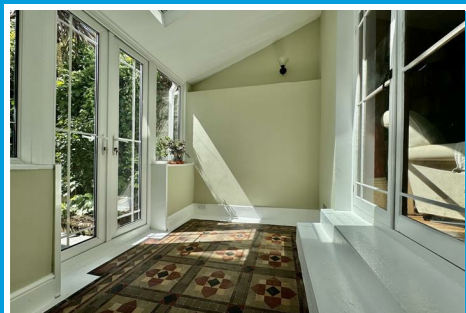
£500,000



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MOLESWORTH ROAD, STOKE, PLYMOUTH, PL1 5PG

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door opens into the vestibule.

VESTIBULE

4'5" x 4'3" (1.36 x 1.32)

Decorative tiled floor. Dado rail. Ornate covings. Wooden twin doors with leaded light glazed panels which open into the entrance hall.

ENTRANCE HALL

26'10" x 6'11" narrowing to 4'4" (8.2 x 2.13 narrowing to 1.33)

Welcoming hallway. Exposed wooden floorboards. Dado rail. Ornate covings. Doors leading to the lounge, dining room, garden room & kitchen/diner. Staircase rising to the first floor landing. Under-stairs storage cupboards. Slate floor in inner hallway section.

LOUNGE

16'9" x 15'1" maximum (5.12 x 4.62 maximum)

Exposed wooden floorboards. Feature fireplace with a marble hearth surround, inset wood burner & slate hearth. Ornate covings. Ceiling rose. uPVC bay window to the front. Picture rail. Twin sliding wooden doors. Archway opens into the dining room.

DINING ROOM

14'0" x 12'11" (4.27 x 3.94)

Exposed wooden floorboards. Feature fireplace with wood mantle & surround, cast inset with decorative tiles & tiled hearth. Ornate covings. Ceiling rose. Twin wooden single glazed doors which open into the garden room/study.

GARDEN ROOM/STUDY

8'9" x 6'5" (2.67 x 1.97)

Decorative tiled floor. uPVC double-glazed French doors with uPVC double-glazed windows either side open out the garden. Velux window to the roof.

WC

Matching suite of wash hand basin & wc.

KITCHEN/DINER

32'7" x 11'4" (9.95 x 3.47)

Base & wall mounted units to include space for a range cooker with extractor hood, American fridge freezer & washing machine. Integrated dishwasher. Roll edge laminate work surface has inset 1.5 bowl sink unit with a matching up stand. Triple aspect with 3 uPVC double-glazed windows to the one side & one to the other. uPVC double-glazed bi-folding doors open to the rear garden. Ceiling spotlights. Slate tiled floor.

HALF LANDING

Doors to the bathroom & one bedroom.

BATHROOM

7'10" x 5'6" (2.41 x 1.68)

Attractive suite of L-shaped bath with fitted shower over, close coupled wc & pedestal wash hand basin. White brick part-tiled walls with matching splash-back above the sink & windowsill. Obscured uPVC double-glazed window to the side. Ceiling spotlights. Extractor fan. Heated towel rail. White washed floorboards.

BEDROOM FIVE

9'8" x 8'10" (2.97 x 2.71)

Wall mounted contemporary upright radiator. uPVC double-glazed doors with windows either side open to a roof terrace.

ROOF TERRACE

18'2" x 13'11" (5.54 x 4.25)

Wrought iron railings with staircase leading down to the garden. Fibreglass roof.

FIRST FLOOR LANDING

Steps lead up to the first floor from the half landing. Two further bedrooms.

BEDROOM ONE

20'5" x 16'8" narrowing to 12'2" (6.24 x 5.09 narrowing to 3.71)

Currently acting as a playroom. uPVC double-glazed bay window to the front. uPVC double-glazed window to the front & large

uPVC double-glazed window to the side. Ceiling rose. Ornate covings. Picture rail.

BEDROOM TWO

14'0" x 12'11" (4.28 x 3.95)

Feature fireplace with wood mantle & surround with stone hearth. uPVC double-glazed window to the rear overlooking the garden. Wood panelling to dado height. Ceiling rose.

SECOND HALF LANDING

Roof terrace. Staircase leads to the second floor where there are 2 bedrooms, one of which is currently being used as a study & shower room.

ROOF TERRACE

22'7" x 11'9" (6.89 x 3.59)

Wrought iron railings. Fibreglass roof.

BEDROOM THREE

14'1" x 12'9" (4.31 x 3.91)

Exposed wooden floorboards which have been white washed. uPVC double-glazed window to the rear. High level door opens to the study/bedroom 4.

SHOWER ROOM

6'2" x 3'6" (1.9 x 1.07)

Modern matching suite of fitted shower cubical with Mira electric shower. Close coupled wc with hidden cistern incorporating a wash hand basin to one side & white high gloss vanity storage

cupboards below. Tiled walls with feature glass blocks to two sides.

BEDROOM FOUR/STUDY

12'4" x 19'3" (3.77 x 5.87)

Two uPVC double-glazed windows to the front. Feature fireplace with cast iron mantle & surround with open grate.

OUTSIDE

To the front of the property there is off-road parking for a couple of vehicles on a concrete driveway with side access running alongside the property & to the front door.

GARDEN

To the rear an enclosed garden which consists of a slate patio seating area, Mediterranean style courtyard garden with inset flowerbeds including mature shrubs & plants. A wooden gate gives access out to a side service lane. Wrought iron staircase with galvanised steps leads up to the first sun terrace.

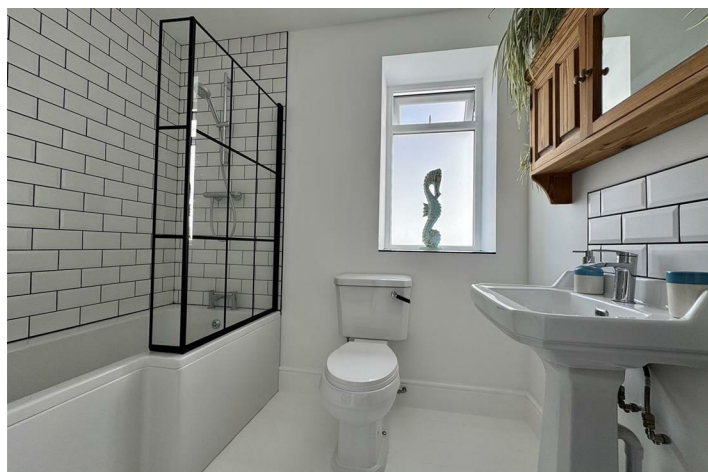
COUNCIL TAX

Plymouth City Council

Council Tax Band: D

SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.



A map snippet from Google Maps showing a street intersection. A green pin is placed on Mole Rd, just north of its intersection with Valletort Rd. Stuart Rd runs parallel to Mole Rd to the east. The map includes the Google logo and the text 'Map data ©2025'.

STOKE VILLAGE

S1

MILLBRIDGE

us, Landsat / Copernicus, Maxar Technologies

The image displays three floor plans for a property, arranged vertically. Each plan is a light blue area with black outlines for walls and doors. The plans are labeled as follows:

- GROUND FLOOR:** Located at the top, it includes a Kitchen/Diner at the top, a Garden Room to its right, a Dining Room below the Kitchen/Diner, a Lounge below the Dining Room, a WC to the left of the Dining Room, and an Entrance Hall with a staircase labeled 'UP' and a Vestibule at the bottom.
- 1ST FLOOR:** Located in the middle, it includes a Sun Terrace at the top, Bedroom Five below it, a Bathroom to the right of Bedroom Five, a Landing with a staircase labeled 'DOWN' and 'UP' below the Bathroom, Bedroom Two to the right of the Landing, and Bedroom One at the bottom.
- 2ND FLOOR:** Located at the bottom, it includes a Roof Garden at the top, a Landing with a staircase labeled 'DOWN' below it, Bedroom Three to the right of the Landing, a Hoyer Room below the Landing, and Bedroom Four/Study at the bottom.

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Running Costs	Current	Potential
(92 plus) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Current: 41, Potential: 76

Environmental Impact (CO₂) Rating

Rating	CO ₂ Emissions	Current	Potential
(92 plus) A	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

England & Wales

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