



## 72 Whittington Street

Stoke, Plymouth, PL3 4EH

£395,000



A superb opportunity to acquire this extremely spacious older-style semi-detached house in a lovely central location. The accommodation briefly comprises an entrance hall, bay-fronted lounge, generous dining room with open-plan access through to the kitchen plus a conservatory. On the first floor, there are 4 bedrooms together with a large luxury bathroom. Gardens to the front and a southerly-facing garden to the rear, plus 2 car parking. Double-glazing and central heating. No onward chain.



## WHITTINGTON STREET, STOKE, PL3 4EH

### ACCOMMODATION

Front door opening to the entrance hall.

### ENTRANCE HALL 16'11 x 7'2 (5.16m x 2.18m)

Doors providing access to the ground floor accommodation. Staircase leading to the first floor. Under-stairs cupboards. Glazed doorway providing external access.

### LOUNGE 15'7 x 15'2 into bay (4.75m x 4.62m into bay)

Square bay window to the front elevation. Chimney breast with fireplace. Coved ceiling. Glazed double doors opening into the dining room.

### DINING ROOM 15 x 12'10 (4.57m x 3.91m)

Providing ample space for a large table and chairs. Coved ceiling. Sliding double-glazed doors opening into the conservatory. Open-plan access into the kitchen.

### KITCHEN 11' x 9'11 (3.35m x 3.02m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Free-standing washing machine. Free-standing fridge-freezer. Integral NEFF dishwasher. Window to the rear elevation.

### CONSERVATORY 15'5 x 9'7 (4.70m x 2.92m)

Glazing to 3 elevations. Pitched polycarbonate glazed roof. French doors leading to outside.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Doorway concealing the staircase leading to the converted roof space.

### BEDROOM TWO 12'9 x 11'11 (3.89m x 3.63m)

Window to the rear elevation with lovely views. Wardrobe and cupboards. Under-stairs alcove.

### BEDROOM THREE 13' x 9'9 (3.96m x 2.97m)

Window to the front elevation. Chimney breast with storage either side. Coved ceiling.

### BEDROOM FOUR 12' x 9'4 max dimensions (3.66m x 2.84m max dimensions)

Window to the front elevation. Built-in wardrobe. Desk. Cupboard. Shelving.

### BATHROOM 14'7 x 9'11 (4.45m x 3.02m)

An extremely spacious luxury bathroom comprising a Jacuzzi-style double-ended bath with wall-mounted taps, separate enclosed shower, basin and wc. Chrome towel rail/radiator. Travertine tiling. Partly-panelled walls. Dual aspect with obscured windows to the rear and side elevations.

### BEDROOM ONE 18'5 x 18' (5.61m x 5.49m)

Occupying a converted roof space with 2 Velux-style windows to the rear elevation with lovely views. Further Velux window to the front elevation. Fitted desk.

### OUTSIDE

To the front there is a garden together with paved parking for 2 cars. The rear garden has areas laid to lawn and decking plus a paved area to the side of the property.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

## Area Map

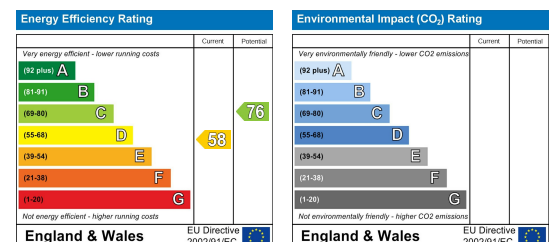


## Floor Plans



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## Energy Efficiency Graph



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