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LANE

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Torr View Avenue, Plymouth, PL3 4QN  
£335,000 Freehold





# Torr View Avenue

## Plymouth, PL3 4QN

- Mid Terraced Family Home
- Sought After Peverell Location
- Open Plan Kitchen/Diner
- Well Presented Throughout
- No Onward Chain
- Four Bedrooms
- Arranged Over Three Storeys
- Loft Conversion & En Suite
- Decked Terraced
- Council Tax Band C

DC Lane are delighted to present this impressive four bedroom mid terrace family home, located in the highly sought after area of Peverell with easy access to the A38, City Centre, well placed for excellent local schooling and just moments from the green expanse of Central Park.

Arranged over three storeys, the entrance hallway with Harvey Maria tiled flooring leads through to a charming lounge with period features including stripped floorboards and a beautiful open fireplace creating a warm and welcoming focal point. The open plan kitchen/dining room provides a wonderful social space. The kitchen is fitted with sleek cabinetry, integrated appliances and a peninsula breakfast bar ideal for enjoying a morning coffee or evening tipple. Splendid Karndean herringbone flooring runs throughout the space, adding warmth and sophistication while enhancing the room's stylish yet welcoming feel. The dining area sits neatly within the bay window, with a feature fireplace adding to the cosy atmosphere, the current owners have enjoyed many memorable family gatherings and festive dinners here. There is a useful utility room with direct access to the garden. To the first floor the principal bedroom features a square bay window filling the room with natural light, a further double bedroom and single bedroom are served by a well appointed shower room complete with a spacious walk in shower with rainfall style head and a contemporary vanity unit. The second floor opens into a bright bedroom with Velux windows that provide far reaching, elevated views with an en suite shower room.

Externally the delightful rear garden offers a decked terrace, perfect for alfresco dining and outdoor relaxation. A timber shed sits on the lower level and could easily be removed to reveal the original paved slabs beneath.

This is a superb example of a period home that has been thoughtfully updated for modern living. Stylish, well located and offered with no onward chain a viewing is highly recommended.

£335,000



### Ground Floor

|              |                              |
|--------------|------------------------------|
| Lounge       | 11'11" x 13'3" (3.65 x 4.04) |
| Dining Room  | 9'3" x 13'3" (2.82 x 4.04)   |
| Kitchen      | 8'4" x 9'2" (2.55 x 2.81)    |
| Utility Room | 4'9" x 10'7" (1.45 x 3.23)   |

### First Floor

|               |                             |
|---------------|-----------------------------|
| Bedroom Two   | 10'9" x 13'4" (3.30 x 4.07) |
| Bedroom Three | 10'9" x 13'1" (3.30 x 4.01) |
| Bedroom Four  | 6'9" x 8'0" (2.08 x 2.44)   |

### Shower Room

### Second Floor

|             |                             |
|-------------|-----------------------------|
| Bedroom One | 10'6" x 15'7" (3.21 x 4.77) |
| En Suite    | 5'2" x 5'4" (1.60 x 1.65)   |





## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Weston Park Road. Turn left onto Torr View Ave and the property can be found on the right.

## Scan for Material Information

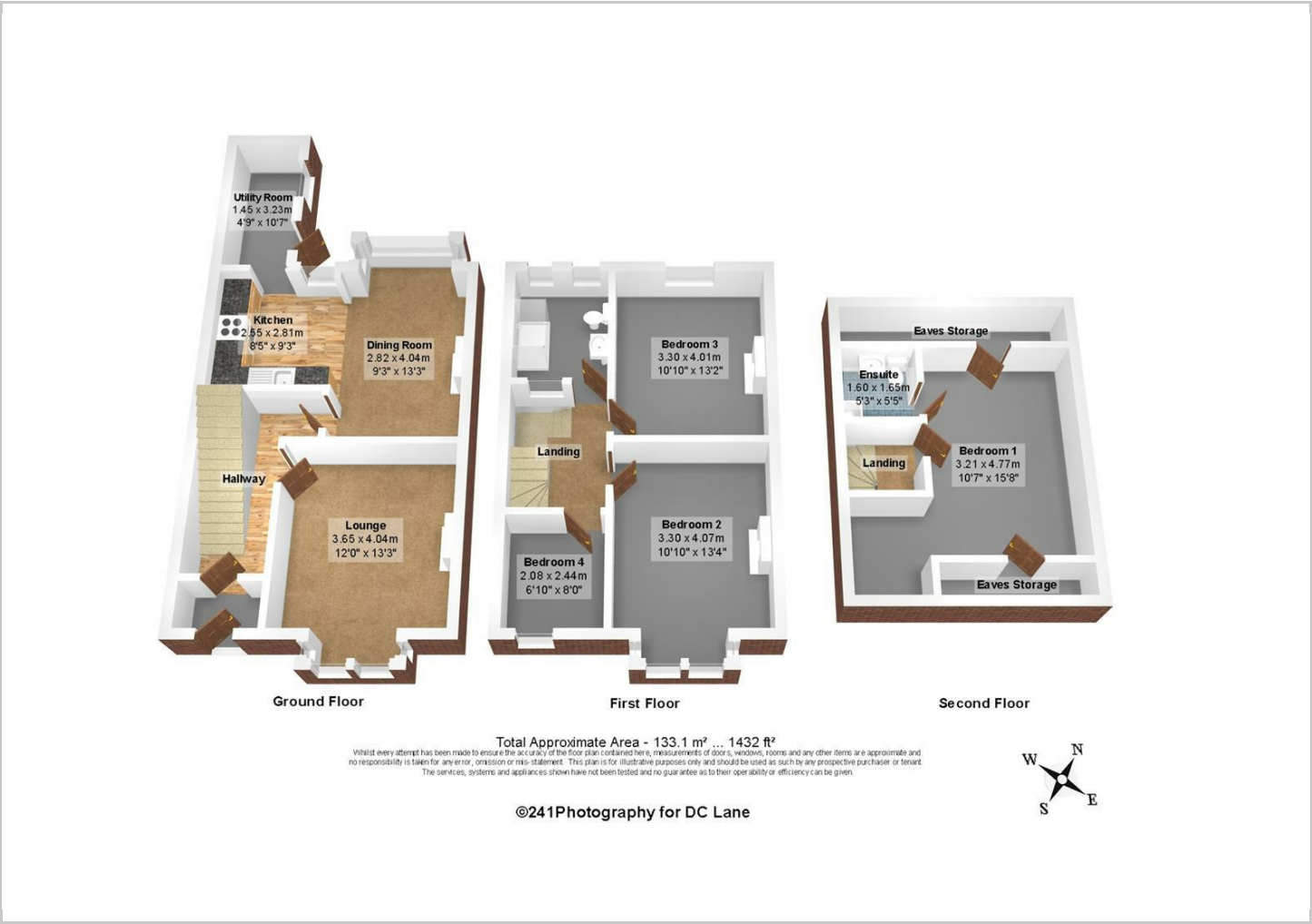


**Council Tax Band: C**





Floor Plans



Viewing

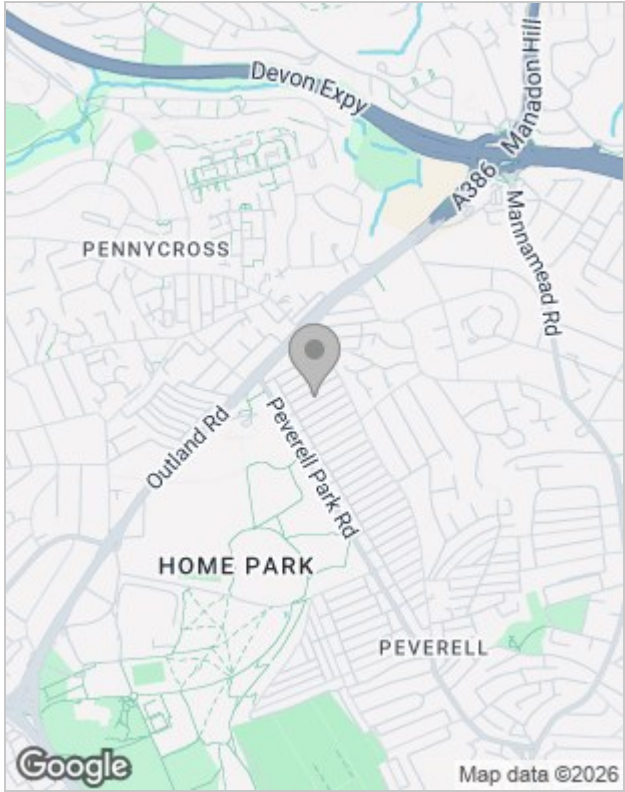
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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Location Map



Energy Performance Graph

