



SELL • LET • MANAGE

2 Tor Close, Plymouth, PL3 5TH  
Asking price £450,000

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# 2 Tor Close

## Plymouth, PL3 5TH

- Semi Detached 1930's Family Home
- Sought After Hartley Location
- Very Well Presented
- Superb Modern Kitchen/Breakfast Room
- Master Bedroom En-Suite
- Four Double Bedrooms
- Driveway & Garage
- Two Reception Rooms
- Abundance of Natural Light
- No Chain

DC Lane are proud to introduce to the market this splendid 1930's semi detached family home set in the highly sought after location of Hartley, offering a host of original features whilst benefiting from spacious accommodation that has been well maintained by the present owners.

Offering ideal family living and entertaining space. this delightful property comprises of entrance porch, spacious welcoming hallway with wood flooring, understairs storage and downstairs cloakroom. The impressive sitting room benefits from a bay window and cosy wood burning stove, sliding doors lead to the dining room with French doors opening onto a raised decked area overlooking the garden. The stylish kitchen/breakfast room has an abundance of modern gloss units, breakfast bar, integrated appliances, plentiful storage and garden access - a simply beautiful room. To the first floor, there is a spacious landing with access to four good sized bedrooms serviced by master en-suite shower room and a family bathroom.

External attributes include a long driveway that will accommodate several vehicles, single garage with up and over door and pedestrian gate to the rear garden which is mainly laid to lawn and bordered by mature shrubbery. A decked terrace creates the most perfect spot to relax or entertain in the evening sun. There is also a useful cellar for further storage and steps rise to the higher decked area.

Located in one of Plymouth's finest residential areas this attractive family home is within easy reach of the A38, City Centre and plentiful local amenities. With natural light flooding the property throughout and offered with no onward chain a viewing is highly recommended, an exceptional home in an enviable location.



### Ground Floor

Living Room 14'11" x 12'3" (4.56 x 3.74)

Dining Room 11'5" x 12'11" (3.48 x 3.94)

Kitchen/Breakfast Room  
11'1" x 17'1" (3.40 x 5.22)

### Cloakroom/wc

### First Floor

Master Bedroom 13'5" x 12'3" (4.11 x 3.74)

En-Suite 8'8" x 3'0" (2.65 x 0.92)

Bedroom Two 11'5" x 8'0" (3.48 x 2.46)

Bedroom Three 11'1" x 8'1" (3.40 x 2.48)

Bedroom Four 9'1" x 12'3" (2.77 x 3.74)

Family Bathroom 7'4" x 5'8" (2.25 x 1.74)





## Directions

From the DC Lane office head along Mannamead Road for 0.8 mi. Turn left onto Torr Lane and take first right onto Tor Road. Take second right onto Tor Close and the property can be found on the right.





A brick chimney with two flues, situated on the roof of the house.

A white-framed window with a diamond-patterned leaded glass section at the top.

A white-framed window with three panes.

A white-framed window with three panes, located on the upper floor.

A white-framed glass door leading to a balcony.

A white-framed window with three panes, located on the middle floor.

A balcony with a metal railing, accessible via wooden steps.

A set of wooden steps leading up to the balcony.

A purple door located on the ground floor.

Outdoor furniture including a sofa, armchairs, and a coffee table on a wooden deck.

A metal bench and a small round table in the garden.

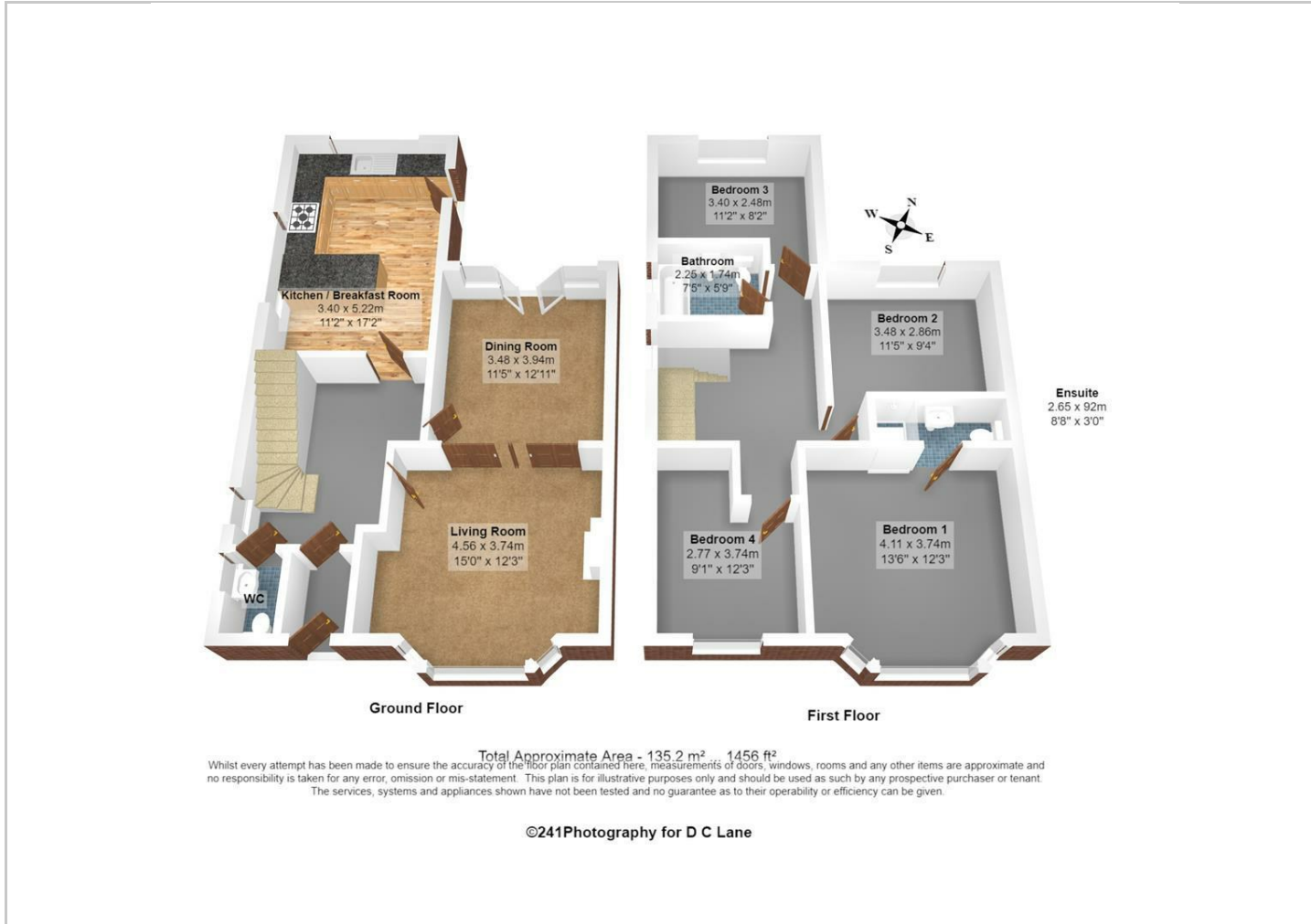
A large, dense green bush in a raised garden bed.

A raised garden bed containing tall, thin grasses and other plants.

A clothesline with colorful clothes hanging on it.

A wooden fence with a lattice pattern, enclosing the garden.

## Floor Plans

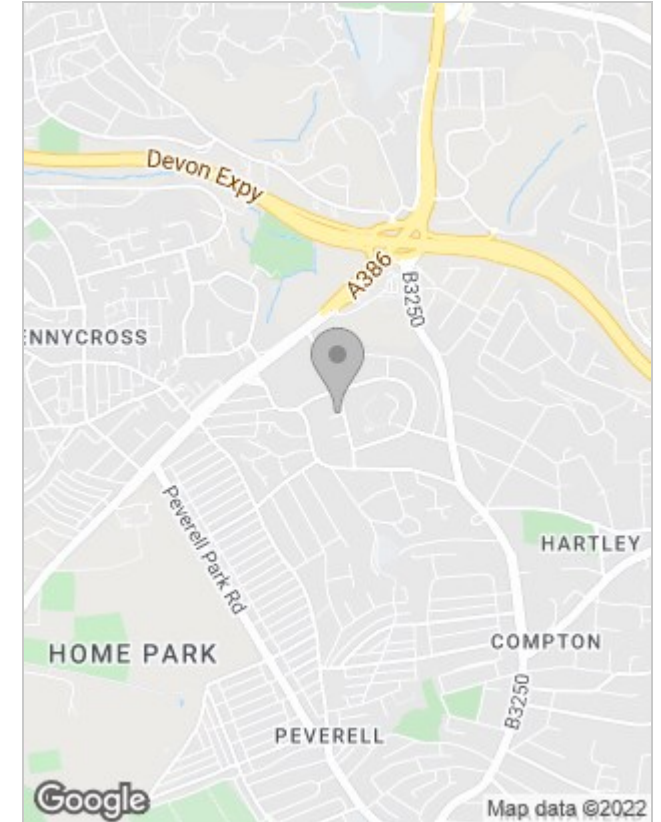


## Viewing

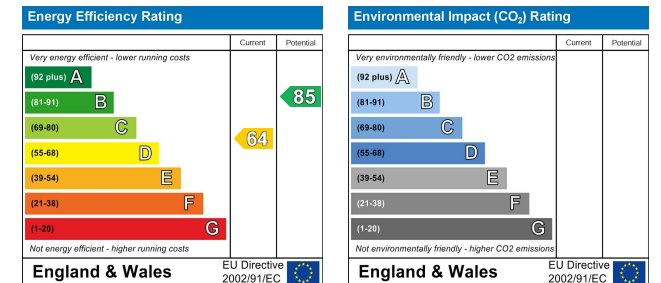
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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