



33 Torland Road

Hartley, Plymouth, PL3 5TS

Guide Price £475,000



33 Torland Road

Hartley, Plymouth, PL3 5TS

Guide Price £475,000



**TORLAND ROAD, HARTLEY, PLYMOUTH,
PL3 5TS**

GUIDE PRICE £475,000 - £500,000

SUMMARY

A substantial and generously proportioned, classically designed semi-detached house understood to have been built in the 1930s. Since 2012 major works have included upgrading of the accommodation particularly with remodelling to create one large kitchen/dining room, at first floor level reconfiguration to provide a large family bathroom & a new roof was fitted in 2018 with a 15 year guarantee. The property has the benefit of gas fired central heating installed in 2013. The property retains a variety of period features such as the impressive floorboards professionally stripped & polished which run throughout much of the property.

LOCATION

Found in this prime, popular, established residential area of Hartley bordering on Mannamead, with a good variety of local services & amenities to hand. The position is convenient for access into the city & close by connection to major routes in other directions.

ACCOMMODATION

The accommodation on the ground floor with porch, spacious reception hall with timber floorboards, a cupboard under the stairs housing meters, a generous sized front set lounge with wide window, fireplace, wood burning stove & slate hearth. Twin sliding doors open to a large open-plan light & airy fitted kitchen/dining room with a spacious central island with integrated appliances including a 5 ring gas hob, contemporary belfast style sink & features such as a seat built into the

former chimney breast. A useful walk-in larder with window to the side. From the rear, a lean-to sun room/office with windows to the side & rear, door opening to the rear garden. Off the kitchen, access to a good-sized separate utility room with spaces & plumbing for washing machine, tumble-dryer etc & housing the Vaillant gas fired boiler which services the central heating & domestic hot water. A door into a useful downstairs wc with modern white suite.

At first floor level a generous-sized landing with airing cupboard, window to the side & staircase detailing with hard wood timber banister etc. There are 3 good-sized bedrooms, 2 being large doubles & to the rear a most spacious well appointed modern fitted family bathroom with white modern suite, oval bath with mixer tap & shower attachment, a white wc, Savoy pedestal wash hand basin & separate tiled shower with chrome fittings, handheld mixer & overhead douche spray.

Externally with private parking on the drive, a good-sized garage to the side, a corridor between with garage & the house leading through to the southerly facing enclosed good-sized level rear garden.

GROUND FLOOR

ENTRANCE LOBBY
4'11 x 3'9 (1.50m x 1.14m)

RECEPTION HALL
14'11 x 8'1 (4.55m x 2.46m)

LOUNGE
15'5 x 14' maximum (4.70m x 4.27m maximum)

KITCHEN/DINING ROOM
22'7 x 16'1 maximum (6.88m x 4.90m maximum)

SUN ROOM/OFFICE

11'7 x 6'6 maximum (3.53m x 1.98m maximum)

UTILITY ROOM

8' x 6'7 (2.44m x 2.01m)

WC

4'3 x 2'10 (1.30m x 0.86m)

FIRST FLOOR

LANDING

BEDROOM ONE

16'2 x 13'5 (4.93m x 4.09m)

BEDROOM TWO

15' x 12' (4.57m x 3.66m)

BEDROOM THREE

10'5 x 8'8 (3.18m x 2.64m)

FAMILY BATHROOM

12' x 9'9 maximum (3.66m x 2.97m maximum)

EXTERNALLY

DRIVE

GARAGE

17'6 x 8'3 (5.33m x 2.51m)

ENCLOSED REAR GARDEN

COUNCIL TAX

Plymouth City Council

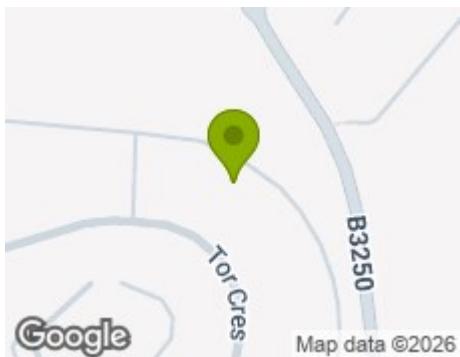
Council Tax Band: D

SERVICES PLYMOUTH

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



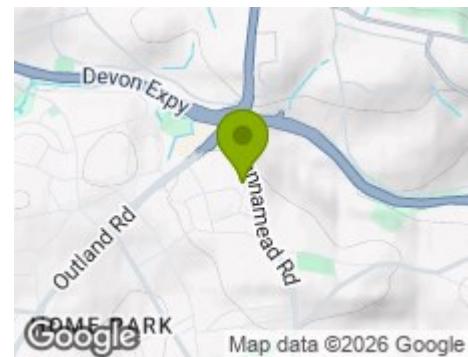
Road Map



Hybrid Map



Terrain Map



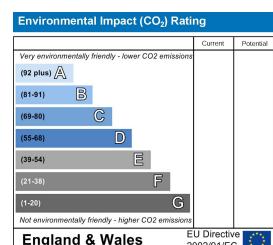
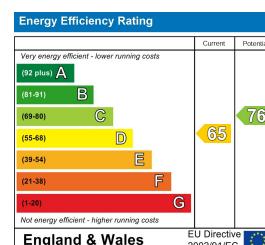
Floor Plan



Viewing

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 Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.