



4 Tor Road

Hartley, Plymouth, PL3 5TD

£450,000



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TOR ROAD, HARTLEY, PLYMOUTH, PL3 5TD

SUMMARY

A semi-detached house which is understood to have been built in 1930s, retaining the original layout with a variety of period features. A host of modern conveniences including a modern boiler for the gas central heating, uPVC double-glazing & externally well maintained with re-rendered elevations & renewed roof covering. A largely original layout & variety of period features offering good potential. Standing on a generous-sized rectangular shaped plot, wide at the side with detached garage & potential space to extend subject to any necessary consent.

LOCATION

Found in this prime, popular, established, residential area of Hartley with a good range of local services to hand, including superstore within close walking distance, bus services & other facilities. Close by connection to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

19'1 x 6'9 minimum (5.82m x 2.06m minimum)

Two under-stairs storage cupboards. Staircase rising to the first floor.

LOUNGE

16'9 x 14'2 maximum (5.11m x 4.32m maximum)

Fireplace. Twin sliding doors to;

DINING ROOM

12'10 x 12'3 maximum (3.91m x 3.73m maximum)

Fireplace & storage cupboard. Sliding door to;

CONSERVATORY

9'10 x 8'10 (3.00m x 2.69m)

Patio door to rear garden.

BREAKFAST ROOM

9'3 x 8'9 (2.82m x 2.67m)

Window to the side.

KITCHEN

11' x 8'10 (3.35m x 2.69m)

Window to the side. A range of cupboard & drawer storage. 1.5 bowl sink unit. Stove, 4 ring gas hob. Smeg electric oven. Door to;

REAR LOBBY

uPVC part double-glazed door to the rear garden. Two further doors into utility cupboard with window to the side. Space & plumbing for a washing machine & into a larder.

FIRST FLOOR

LANDING

Window to the side.

BEDROOM ONE

16'10 x 12'3 (in part 13'3 maximum) (5.13m x 3.73m (in part 4.04m maximum))

Range of built-in bedroom furniture.

BEDROOM TWO

12'10 x 12'4 (13'4 maximum) (3.91m x 3.76m (4.06m maximum))

Built-in bedroom furniture.

BEDROOM THREE

9' x 7'8 (2.74m x 2.34m)

Built-in bedroom furniture.

BATHROOM

7'8 x 6'1 (2.34m x 1.85m)

Bath & wash hand basin.

WC

4'4 x 2'9 (1.32m x 0.84m)

WC.

EXTERNALLY

FRONT GARDEN

Brick paved drive provides off-street parking. Detached garage. Side garden. Rear garden.

COUNCIL TAX

Plymouth City Council

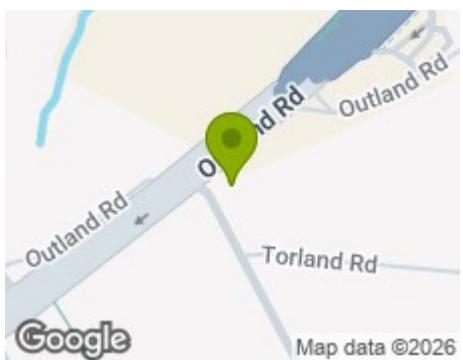
Council Tax Band: D

SERVICES PLYMOUTH

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



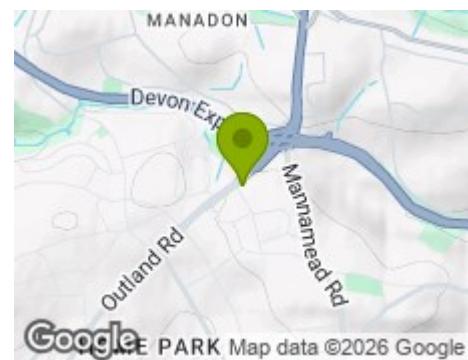
Road Map



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(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			

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.