



## 33 Torland Road

Hartley, Plymouth, PL3 5TS

Guide Price £475,000

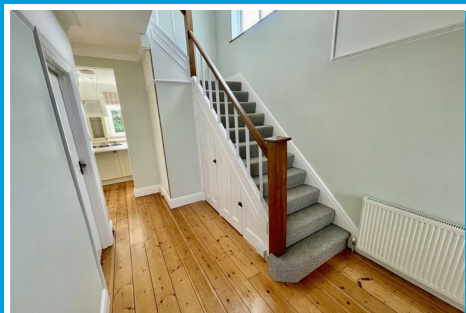




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**TORLAND ROAD, HARTLEY, PLYMOUTH,  
PL3 5TS**

**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)

Tel: 01752 664125

### 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



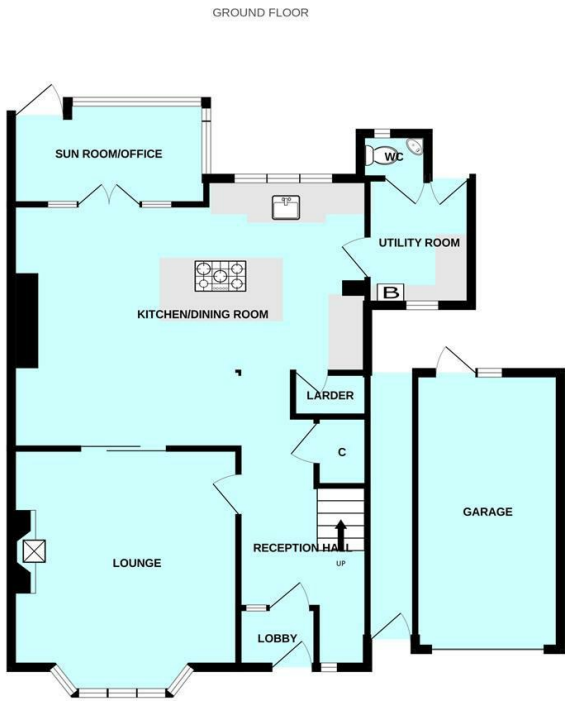
Hybrid Map



Terrain Map



Floor Plan

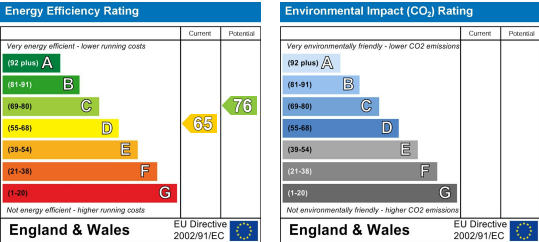


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Viewing

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



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