



## 8 Reservoir Road

Hartley, Plymouth, PL3 5HX

Guide Price £350,000



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## RESERVOIR ROAD, HARTLEY, PLYMOUTH, PL3 5HX

### ACCOMMODATION

Entrance via a wooden door into the porch.

### PORCH

3'11" x 3'8" (1.2 x 1.13)

Wall mounted coat hook. Wooden door with obscured stain glass panel with additional high level stain glass panel, which opens into the entrance hall.

### ENTRANCE HALL

27'1" x 3'8" widening to 6'5" (8.28 x 1.14 widening to 1.96)

Covings. Staircase rising to the first floor landing with under-stairs storage cupboards. Doors leading to the lounge, dining room, cloakroom & breakfast room.

### CLOAKROOM

4'0" x 2'11" (1.24 x 0.89)

Attractive matching suite of close coupled wc with wall mounted wash hand basin. Wood panelling to dado height. Obscured uPVC double-glazed window to the side. Decorative tiled floor.

### LOUNGE

15'11" x 13'3" (4.87 x 4.04)

Feature fireplace with wood mantle & surround with cast iron inset & living flame gas fire which is not functional. Sash-style bay windows to the front. Covings. Ceiling rose. Picture rail. Fitted storage units to both chimney breast recesses. Curved arch opens into the dining room.

### DINING ROOM

13'0" x 10'7" (3.98 x 3.23)

Covings. Ceiling rose. Picture rail. Sash-style window to the rear.

### BREAKFAST ROOM

11'4" x 9'2" (3.47 x 2.81)

Ample space for a breakfast table. uPVC double-glazed window to the side. Fitted storage cupboards to both chimney breast recesses. Door opening to the kitchen.

### KITCHEN

12'0" x 11'7" (3.67 x 3.54)

Light & airy kitchen with matching base & wall mounted units with fitted oven. Space for a washing machine & tumble dryer. Roll edge laminate surfaces have inset 1.5 bowl sink unit with mixer tap & 4 ring ceramic hob with filter hood over. Tiled splash-back. Floor standing Worcester boiler. Extractor fan. Dual aspect with uPVC double-glazed window to the rear overlooking the garden on one side. uPVC obscured double-glazed door which opens to the side & rear garden.

### HALF LANDING

Doors leading to the shower room & bedroom 3.

### SHOWER ROOM

6'9" x 6'7" (2.08 x 2.03)

Attractive matching suite of walk-in shower with dual shower-heads both rainfall & handheld, close coupled wc & wash hand basin inset into vanity storage cupboards below. Part-tiled walls. Part wood cladding to dado height. Obscured uPVC double-glazed window to the side.

### BEDROOM THREE

9'7" x 7'6" plus the door access (2.93 x 2.29 plus the door access)

Sash-style window to the rear overlooking the garden. Picture rail. Access hatch to the rear roof space.

### FIRST FLOOR LANDING

Doors leading to bedroom 1 & bedroom 2. Small access hatch to roof void.

### BEDROOM ONE

17'8" x 13'4" maximum (5.4 x 4.08 maximum)

Sash-style windows to the front. Covings. Picture rail.

### BEDROOM TWO

13'3" x 9'6" (4.04 x 2.92)

Door to a fitted storage cupboard. uPVC double-glazed sash-style window to the rear. Picture rail.

### OUTSIDE

The property is approached via a concrete path which leads to the front door, this is bordered on one side by a section of front garden which has a hedge border running along the front.

### GARDEN

To the rear an enclosed garden with a raised paved patio seating area which overlooks the main section of garden laid to lawn. A paved path running along one side down to a wooden gate, which gives access out to the service lane. A stone chipped area stands towards the rear boundary, which provides a nice seating area. The boundaries are hedging & stone walls.

### COUNCIL TAX

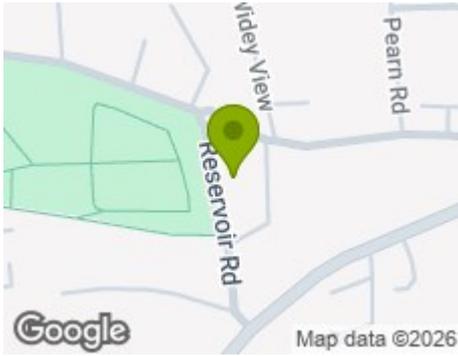
Plymouth City Council  
Council Tax Band: D

### SERVICES PLYMOUTH

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



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

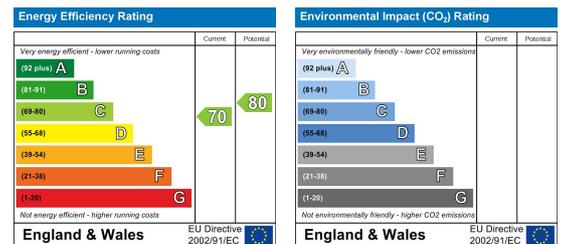


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## Viewing

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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