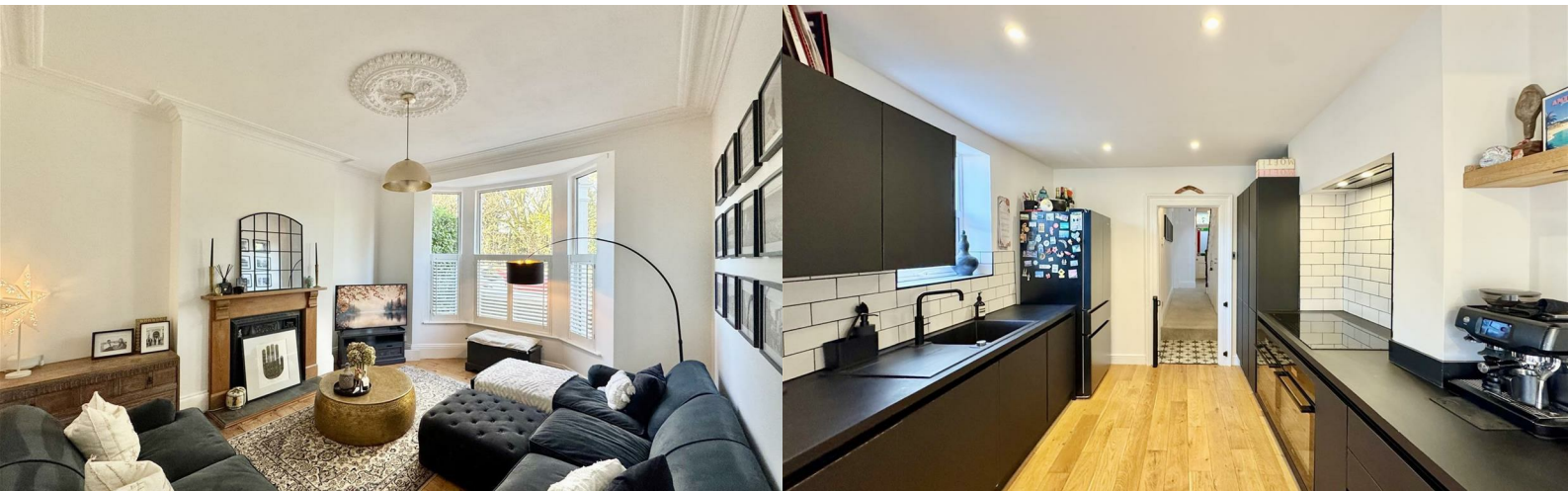




3 Reservoir Road

Hartley, Plymouth, PL3 5HX

£400,000



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RESERVOIR ROAD, HARTLEY, PLYMOUTH, PL3 5HX

SUMMARY

A period mid-terraced house with 4 bedrooms in Hartley. The accommodation briefly comprises a lounge, dining room, playroom, downstairs wc, 24ft kitchen/dining room, 4 bedrooms & a family bathroom. There is a front garden & enclosed walled low maintenance garden to the rear. The property has the benefit of a 1 year old boiler, uPVC double-glazing & renewed decoration throughout.

LOCATION

Found in this prime, popular, residential area of Hartley bordering on Mannamead with a good variety of local services & amenities to hand. A popular primary school on the doorstep, amenity park opposite, ideal for children to play safely in & dogs to walk in. Access into the city & close by connection to major routes in other directions.

ACCOMMODATION

A most well presented & comfortably appointed family home which has benefited from major upgrading & improvements. A 1 year old Worcester boiler servicing the central heating & domestic hot water, uPVC double-glazing with child safety locks, internal redecoration, renewed bathroom & downstairs wc, new kitchen/dining room with structural works signed off. A spacious lounge with fireplace, play room, downstairs wc & a generous-sized 24ft kitchen/dining room. There are 4

bedrooms and a well appointed family bathroom. A front garden & walled enclosed low maintenance rear garden.

GROUND FLOOR

ENTRANCE LOBBY

3'8 x 3'7 (1.12m x 1.09m)

HALL

Long hall with useful under-stairs storage cupboards & shelved larder.

LOUNGE

15'9 x 13'4 maximum (4.80m x 4.06m maximum)

Fireplace with timber surround & cast iron fireback with gas fire.

PLAYROOM

14'1 x 11'1 maximum (4.29m x 3.38m maximum)

KITCHEN/DINING ROOM

24'3 x 9'10 maximum (7.39m x 3.00m maximum)

Fitted kitchen with quality integrated appliances including 5 ring AEG Schott Ceran 'bridge zone' hob with extractor hood over. Waste bins. Hotpoint dishwasher & Hotpoint washing machine. Composite sink with Quooker tap. Space for an American style fridge/freezer. Connected with hardwood breakfast bar to the dining room with 2 windows to the side. French doors to the back & high vaulted ceiling with all lighting included.

FIRST FLOOR

LANDING

BEDROOM ONE

13'8 x 11'2 (4.17m x 3.40m)

Window to the front.

BEDROOM TWO

14'3 x 11'2 (4.34m x 3.40m)

Window to the rear.

BEDROOM THREE

10'1 x 8'9 in part 14'6 maximum (3.07m x 2.67m in part 4.42m maximum)

Window to the rear.

BEDROOM FOUR

9'10 x 5'11 (3.00m x 1.80m)

Window to the front.

BATHROOM

6'11 x 5'4 (2.11m x 1.63m)

Quality modern suite with P shaped bath with mixer

tap & shower over including handheld & douche-sprays, wc & wash hand basin.

EXTERNALLY

FRONT GARDEN

WALLED REAR LOW MAINTENANCE GARDEN

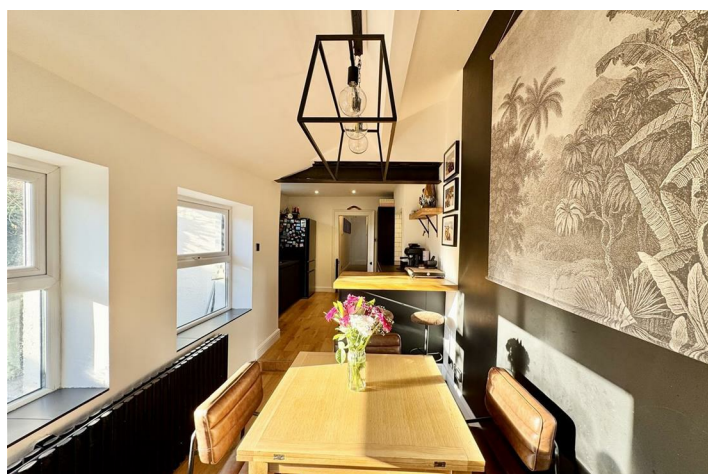
COUNCIL TAX

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



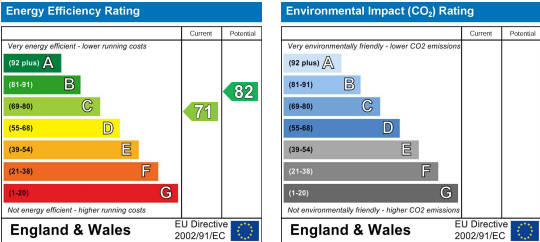
Floor Plan



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.