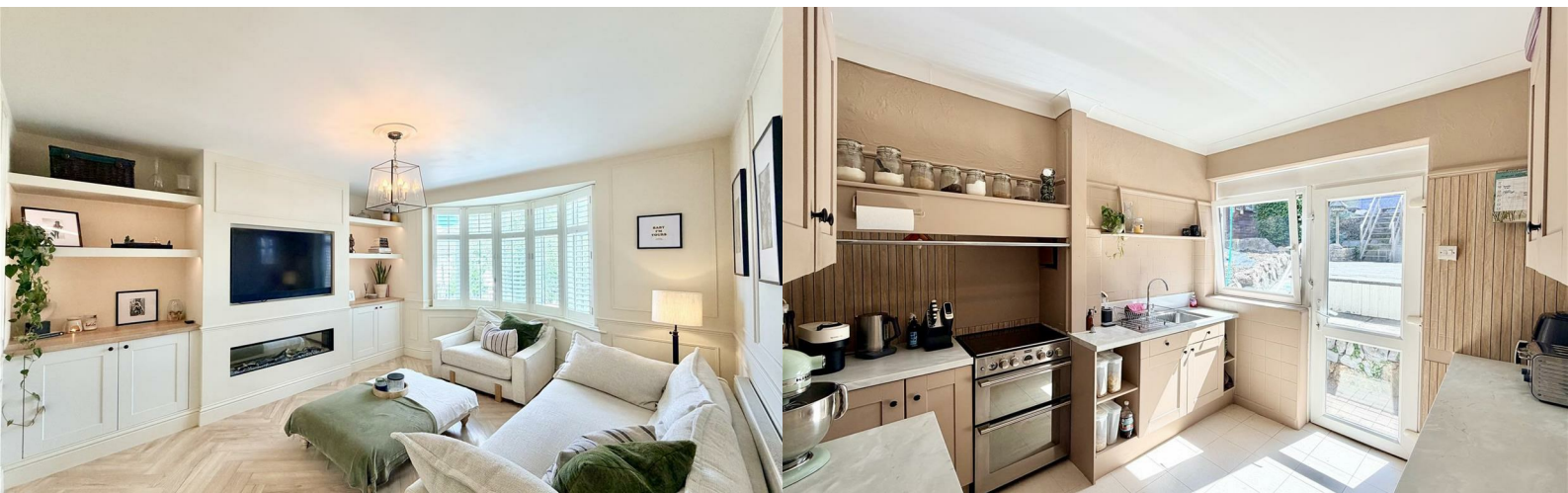




19 Venn Crescent

Hartley, Plymouth, PL3 5PJ

Offers Over £450,000



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VENN CRESCENT, HARTLEY, PLYMOUTH, PL3 5PJ

ACCOMMODATION

Composite front door, with obscured leaded-light glazed panels opening into the entrance hall.

ENTRANCE HALL

18'4" x 6'6" (5.61 x 2)

A light, airy hallway with a herringbone-style LVT wood-effect flooring. Staircase rising to the 1st floor landing with under-stairs storage cupboard. Picture rail. Doors leading into the lounge & dining room. Sliding doors opening into the kitchen.

LOUNGE

14'1" x 13'8" + bay (4.3 x 4.18 + bay)

Continuation of the LVT wood flooring. uPVC double-glazed bay window to the front with fitted shutters. Media wall with space for a TV & a feature fireplace below. Fitted storage cupboards with downlighting & shelving above to both chimney breast recesses. Decorative detailing to walls. Square arch with sliding doors opening into the dining room.

DINING ROOM

12'0" x 13'5" (3.68 x 4.1)

Continuation of the LVT wood flooring. Ample space for a dining table. uPVC double-glazed sliding patio door opening to the rear garden. Coving. Decorative detailing to walls.

KITCHEN

10'0" x 9'2" + larder cupboard (3.07 x 2.81 + larder cupboard)

Matching base & wall-mounted units to include space for a cooker. Roll-edged laminate work surfaces with inset stainless-steel sink unit & mixer tap. Breakfast bar area. Tiled floor. Picture rail. uPVC double-glazed window to the rear. uPVC double-glazed door opening to the rear garden. Tiled-effect flooring. The larder area has fitted shelves & an aluminium double-glazed window to the side.

FIRST FLOOR LANDING

13'10" narr to 8'11" x 8'9" narr to 2'7" (4.24 narr to 2.74 x 2.67 narr to 0.8)

Doors leading to the bedrooms, shower room & wc. Access hatch to roof void with fitted ladder. Obscured uPVC double-glazed leaded-light stained-glass window. Picture rail.

BEDROOM ONE

13'11" x 12'0" + bay (4.25 x 3.67 + bay)

Fitted wardrobes running along 1 wall with overhead storage units & fitted chest-of-drawers. Picture rail. Curved uPVC double-glazed window to the front.

BEDROOM TWO

13'10" x 12'0" (4.22 x 3.66)

uPVC double-glazed window to the rear overlooking the garden. Feature fireplace.

BEDROOM THREE

8'11" x 8'9" (2.74 x 2.67)

uPVC double-glazed window to the front with fitted shutters.

SHOWER ROOM

10'1" x 5'6" (3.08 x 1.7)

Walk-in cubicle with fitted shower & twin heads - rainfall & hand-held. Pedestal wash-hand basin. Fully-tiled walls. Obscured uPVC double-glazed window to the rear. Ceiling spotlights. Door to the airing cupboard with shelving, housing the Worcester boiler. Wood-effect herringbone-style vinyl flooring.

WC

5'2" x 2'7" (1.59 x 0.81)

Close-coupled wc. Tiled walls to dado height. Herringbone-style wood-effect vinyl floor. Obscured uPVC double-glazed window to the rear.

OUTSIDE

The property is approached via a brick-paved

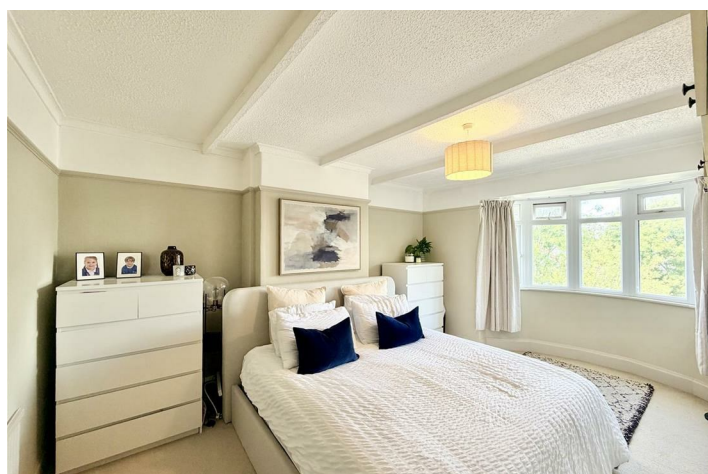
driveway with a path leading to the front door, bordered on 1 side by the main front garden which is mainly laid to lawn with shrubs. A gate gives access to the driveway, which runs alongside the property. To the rear there is an enclosed garden where a path runs alongside the property to some steps leading up to the main paved patio area. This provides a lovely space in which to entertain family & friends & also houses a garden shed. To 1 side is a large bed with mulched chippings, with the driveway beyond.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES

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



Road Map



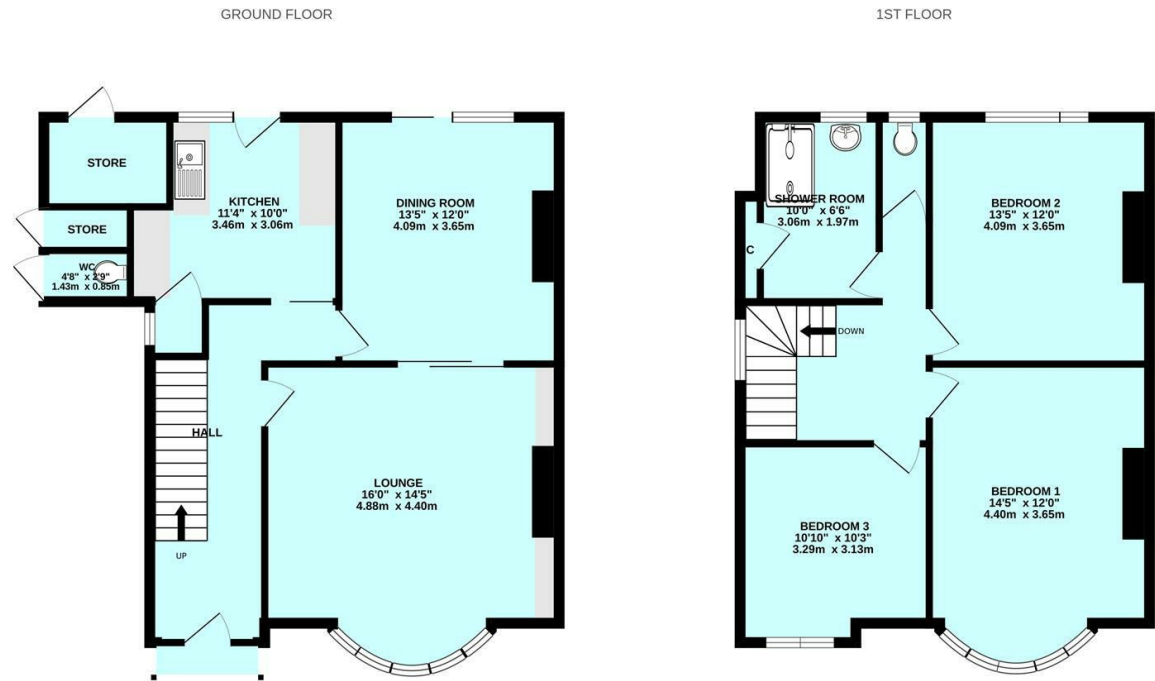
Hybrid Map



Terrain Map



Floor Plan

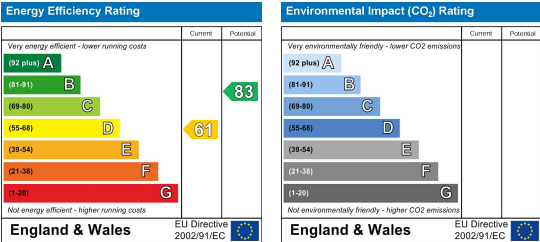


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Viewing

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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