



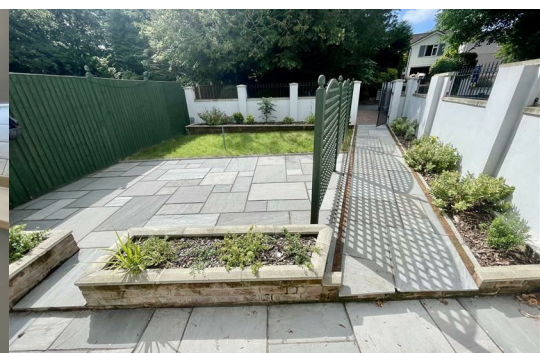
## 2 Hartley Road

Hartley, Plymouth, PL3 5LW

Guide Price £280,000



GUIDE PRICE £280,000 - £290,000. A most well presented as new end of terrace house. Interesting origins comprising part the former chapel to the adjoining property Holland House now cleverly completely redeveloped. The benefit of planning permission & building regulations, as of 2024. uPVC double-glazed & gas central heated. The accommodation comprises porch, entrance lobby, spacious lounge/dining room, good-sized modern fitted integrated kitchen, downstairs wc, 3 double bedrooms, master with en-suite shower room & separate family bathroom/wc. A delightful low maintenance southerly facing enclosed front garden. Excellent parking with space for various vehicles on private drive. Vacant & no onward chain.



HARTLEY ROAD, HARTLEY, PLYMOUTH, PL3 5LW

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### LOCATION

Set within this prime position in Hartley, in a private road of Hartley Road. The private road having a loose arrangement regarding up keep & no formal maintenance in place. A good variety of local services found nearby in Hartley & Mannamead.

### ACCOMMODATION

#### GROUND FLOOR

**STORM PORCH 5' x 2' (1.52m x 0.61m)**

**ENTRANCE LOBBY 5'4 x 3'4 (1.63m x 1.02m)**

Staircase rises to the first floor. Door into the lounge/dining room.

**LOUNGE/DINING ROOM 19 x 13'6 (5.79m x 4.11m)**

Window to the front & side. Under-stairs storage cupboard. Focal feature fireplace with electric stove. Twin doors into the kitchen.

**KITCHEN 13'2 8'4 (4.01m 2.54m)**

New fitted kitchen with a range of cupboard & drawer storage. Integrated appliances including Beko upright fridge/freezer, 4 ring induction hob with glass splash-back & illuminated extractor hood over, washing machine & Beko dishwasher. Cupboard housing the Biasi gas fired boiler servicing the central heating & domestic hot water. Corner carousel & sink. Useful storage cupboards & door to;

**WC 5'6 x 3'1 (1.68m x 0.94m)**

Wash hand basin & wc.

#### FIRST FLOOR

##### LANDING

**MASTER BEDROOM 9'4 x 9'3 minimum (2.84m x 2.82m minimum)**

Two large velux double-glazed roof windows. Over-stairs storage cupboard with 2 chest of drawers.

**EN-SUITE SHOWER ROOM 7'8 x 6'8 maximum (2.34m x 2.03m maximum)**

Suite comprising quadrant shower, close coupled wc & wash hand basin. Velux style obscured double-glazed roof light.

**BEDROOM TWO 9' x 8'7 (2.74m x 2.62m)**

Window to the side with open views. Built-in wardrobe/cupboard storage.

**BEDROOM THREE 9'4 x 8'11 (2.84m x 2.72m)**

Two obscured double-glazed velux styled windows.

**BATHROOM 7'4 x 6'11 maximum (2.24m x 2.11m maximum)**

Obscured velux style double-glazed window. P shaped panelled bath with Triton Danzi electrically heated shower over. Wash hand basin. Close coupled wc. Tiled walls & floor. Electric ladder radiator.

##### EXTERNALLY

A delightful private front garden with wide paved patio & lawned area. To the front a Herringbone pattern brick paved parking area accommodating various vehicles. 30' long & 30' wide in part, with a 9' long concrete crossover. Mature trees which have TPO's.

##### COUNCIL TAX

Plymouth City Council  
Council Tax Band: A

##### SERVICES PLYMOUTH

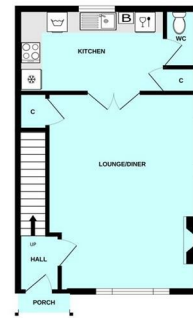
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map



## Floor Plans

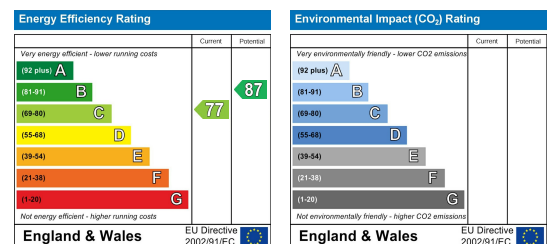
GROUND FLOOR



FIRST FLOOR



## Energy Efficiency Graph



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