



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

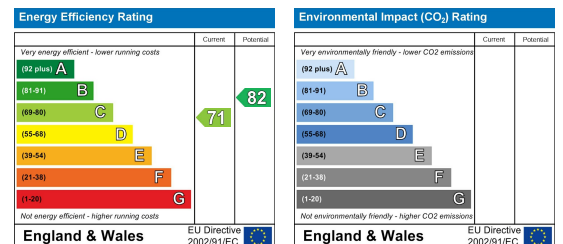


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Viewing

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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