



## 8 Hartley Park Gardens

Hartley, Plymouth, PL3 5HU

**£550,000**



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**HARTLEY PARK GARDENS, HARTLEY,  
PLYMOUTH, PL3 5HU**

## SUMMARY

A substantial semi-detached house which is understood to have been built circa1929. Looked after, maintained and upgraded over the years but it would now benefit from a programme of updating to bring it up to a modern uniform standard. As such offering good potential. Currently 3 bedrooms, but with clear potential to re-instate to a 4 bedroom house. The property standing on a generous size plot, over 180' long and 32' wide, near level and with a long southerly facing back garden. With off street parking on a private drive, a garage and useful outbuildings.

## LOCATION

On the southerly side of Hartley Park Gardens found in Hartley, a highly popular residential district and with a good variety of local services and amenities found close by in Mannamead and Hartley. The position convenient for access into the city and close by connection to major routes in other directions.

## ACCOMMODATION

Part leaded glazed door into:

## GROUND FLOOR

### RECEPTION HALL

**18'3 x 9'10 maximum (5.56m x 3.00m maximum)**

Staircase with timber newel post, banister & rails rises & turns to the first floor. Carved detailing. Under-stairs cupboard. Dado rail.

## LOUNGE

**16'5 x 15'4 maximum (5.00m x 4.67m maximum)**  
Wide bay window to the front. Fireplace with timber surround, polished fireback & hearth with fitted gas fire.

## SITTING ROOM

**15'5 x 12' maximum (4.70m x 3.66m maximum)**  
Window overlooking the rear garden. Picture rail.

## KITCHEN/DINING ROOM

**25'10 x 11'1 maximum (7.87m x 3.38m maximum)**

## DINING ROOM

**12'6 x 10'2 (3.81m x 3.10m)**

Window to the side. Picture rail.

## KITCHEN

**13'4 x 11'1 maximum (4.06m x 3.38m maximum)**  
Windows to the side & rear overlooking the rear garden. uPVC double-glazed side entrance door. Modern fittings with a range of cupboard & drawer storage. Roll edge work surfaces. Tiled splash-backs. 1.5 bowl stainless steel sink. Integrated appliances include a 5 ring variable sized gas hob with illuminated extractor hood over, dual oven/grill, dishwasher & washer/dryer.

## FIRST FLOOR

### LANDING

Picture rail. Access hatch to loft. Cupboard housing the wall mounted British Gas boiler servicing the central heating & domestic hot water. Airing cupboard.

### BEDROOM ONE

**16'5 x 15'4 (5.00m x 4.67m)**

Wide bay window to the front. Picture rail.

## BEDROOM TWO

Window to the rear with southerly views. Picture rail. Period fireplace.

## BATHROOM

Window to the side with new white suite. Vanity wash hand basin, 'P' shaped panelled bath with shower over & close coupled wc.

## WC

Window to the side with new white suite, wc & corner wash hand basin.

## BEDROOM THREE

**20'4 x 13'5 maximum (6.20m x 4.09m maximum)**

Formerly 2 bedrooms. Triple aspect with uPVC double-glazed windows to both sides, one a bay & to the rear looking over the back garden. Picture rail. Door to:

## EN-SUITE SHOWER ROOM

Shower room comprises a tiled shower, pedestal wash hand basin & close coupled wc.

## EXTERNALLY

A 10ft wide entrance opens into a long level drive laid to stone chippings. A front garden & mature 100ft plus long southerly facing rear garden.



## OUTSIDE WC

## DETACHED GARAGE

**18'2" x 9'8" maximum internal measurements (5.56m x 2.95m maximum internal measurements)**

## TIMBER GARDEN SHED & TIMBER SUMMERHOUSE

## COUNCIL TAX

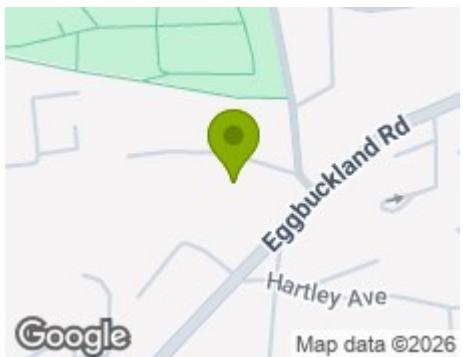
Plymouth City Council  
Council Tax Band: F

## SERVICES PLYMOUTH

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



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

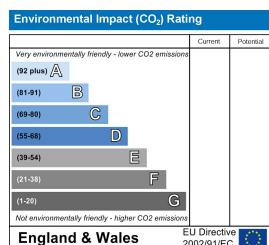
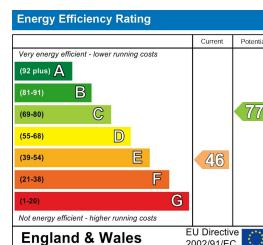


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## Viewing

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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