



8 Reservoir Road

Hartley, Plymouth, PL3 5HX

Guide Price £350,000



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**RESERVOIR ROAD, HARTLEY, PLYMOUTH,
PL3 5HX**

ACCOMMODATION

Entrance via a wooden door into the porch.

PORCH

3'11" x 3'8" (1.2 x 1.13)

Wall mounted coat hook. Wooden door with obscured stain glass panel with additional high level stain glass panel, which opens into the entrance hall.

ENTRANCE HALL

27'1" x 3'8" widening to 6'5" (8.28 x 1.14 widening to 1.96)

Covings. Staircase rising to the first floor landing with under-stairs storage cupboards. Doors leading to the lounge, dining room, cloakroom & breakfast room.

CLOAKROOM

4'0" x 2'11" (1.24 x 0.89)

Attractive matching suite of close coupled wc with wall mounted wash hand basin. Wood panelling to dado height. Obscured uPVC double-glazed window to the side. Decorative tiled floor.

LOUNGE

15'11" x 13'3" (4.87 x 4.04)

Feature fireplace with wood mantle & surround with cast iron inset & living flame gas fire which is not functional. Sash-style bay windows to the front. Covings. Ceiling rose. Picture rail. Fitted storage units to both chimney breast recesses. Curved arch opens into the dining room.

DINING ROOM

13'0" x 10'7" (3.98 x 3.23)

Covings. Ceiling rose. Picture rail. Sash-style window to the rear.

BREAKFAST ROOM

11'4" x 9'2" (3.47 x 2.81)

Ample space for a breakfast table. uPVC double-glazed window to the side. Fitted storage cupboards to both chimney breast recesses. Door opening to the kitchen.

KITCHEN

12'0" x 11'7" (3.67 x 3.54)

Light & airy kitchen with matching base & wall mounted units with fitted oven. Space for a washing machine & tumble dryer. Roll edge laminate surfaces have inset 1.5 bowl sink unit with mixer tap & 4 ring ceramic hob with filter hood over. Tiled splash-back. Floor standing Worcester boiler. Extractor fan. Dual aspect with uPVC double-glazed window to the rear overlooking the garden on one side. uPVC obscured double-glazed door which opens to the side & rear garden.

HALF LANDING

Doors leading to the shower room & bedroom 3.

SHOWER ROOM

6'9" x 6'7" (2.08 x 2.03)

Attractive matching suite of walk-in shower with dual shower-heads both rainfall & handheld, close coupled wc & wash hand basin inset into vanity storage cupboards below. Part-tiled walls. Part wood cladding to dado height. Obscured uPVC double-glazed window to the side.

BEDROOM THREE

9'7" x 7'6" plus the door access (2.93 x 2.29 plus the door access)

Sash-style window to the rear overlooking the garden. Picture rail. Access hatch to the rear roof space.

FIRST FLOOR LANDING

Doors leading to bedroom 1 & bedroom 2. Small access hatch to roof void.

BEDROOM ONE

17'8" x 13'4" maximum (5.4 x 4.08 maximum)

Sash-style windows to the front. Covings. Picture rail.

BEDROOM TWO

13'3" x 9'6" (4.04 x 2.92)

Door to a fitted storage cupboard. uPVC double-glazed sash-style window to the rear. Picture rail.

OUTSIDE

The property is approached via a concrete path which leads to the front door, this is bordered on one side by a section of front garden which has a hedge border running along the front.

GARDEN

To the rear an enclosed garden with a raised paved patio seating area which overlooks the main section of garden laid to lawn. A paved path running along one side down to a wooden gate, which gives access out to the service lane. A stone chipped area stands towards the rear boundary, which provides a nice seating area. The boundaries are hedging & stone walls.

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



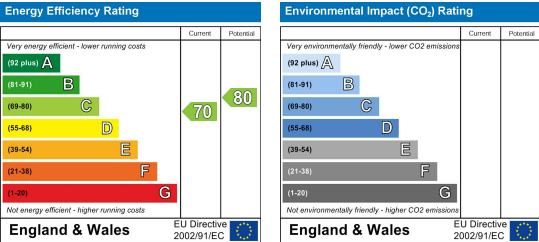
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.