



## 4 Tor Road

Hartley, Plymouth, PL3 5TD

£425,000



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## TOR ROAD, HARTLEY, PLYMOUTH, PL3 5TD

### SUMMARY

A semi-detached house which is understood to have been built in 1930s, retaining the original layout with a variety of period features. A host of modern conveniences including a modern boiler for the gas central heating, uPVC double-glazing & externally well maintained with re-rendered elevations & renewed roof covering. A largely original layout & variety of period features offering good potential. Standing on a generous-sized rectangular shaped plot, wide at the side with detached garage & potential space to extend subject to any necessary consent.

### LOCATION

Found in this prime, popular, established, residential area of Hartley with a good range of local services to hand, including superstore within close walking distance, bus services & other facilities. Close by connection to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL

19'1 x 6'9 minimum (5.82m x 2.06m minimum)

Two under-stairs storage cupboards. Staircase rising to the first floor.

##### LOUNGE

16'9 x 14'2 maximum (5.11m x 4.32m maximum)

Fireplace. Twin sliding doors to;

##### DINING ROOM

12'10 x 12'3 maximum (3.91m x 3.73m maximum)

Fireplace & storage cupboard. Sliding door to;

##### CONSERVATORY

9'10 x 8'10 (3.00m x 2.69m)

Patio door to rear garden.

##### BREAKFAST ROOM

9'3 x 8'9 (2.82m x 2.67m)

Window to the side.

##### KITCHEN

11' x 8'10 (3.35m x 2.69m )

Window to the side. A range of cupboard & drawer storage. 1.5 bowl sink unit. Stove, 4 ring gas hob. Smeg electric oven. Door to;

##### REAR LOBBY

uPVC part double-glazed door to the rear garden. Two further doors into utility cupboard with window to the side. Space & plumbing for a washing machine & into a larder.

#### FIRST FLOOR

##### LANDING

Window to the side.

## BEDROOM ONE

16'10 x 12'3 (in part 13'3 maximum) (5.13m x 3.73m (in part 4.04m maximum))

Range of built-in bedroom furniture.

## BEDROOM TWO

12'10 x 12'4 (13'4 maximum) (3.91m x 3.76m (4.06m maximum))

Built-in bedroom furniture.

## BEDROOM THREE

9' x 7'8 (2.74m x 2.34m)

Built-in bedroom furniture.

## BATHROOM

7'8 x 6'1 (2.34m x 1.85m)

Bath & wash hand basin.

## WC

4'4 x 2'9 (1.32m x 0.84m)

WC.

## EXTERNALLY

## FRONT GARDEN

Brick paved drive provides off-street parking. Detached garage. Side garden. Rear garden.

## COUNCIL TAX

Plymouth City Council

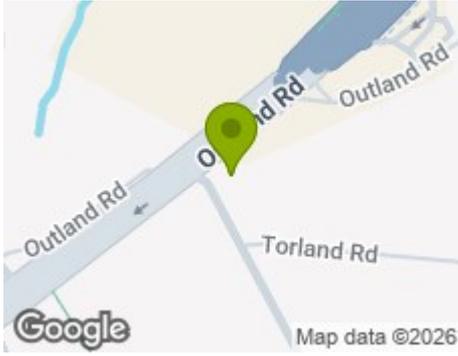
Council Tax Band: D

## SERVICES PLYMOUTH

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



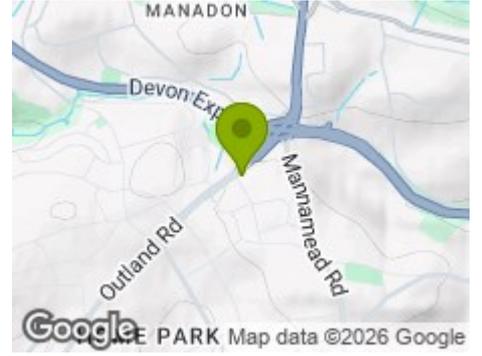
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

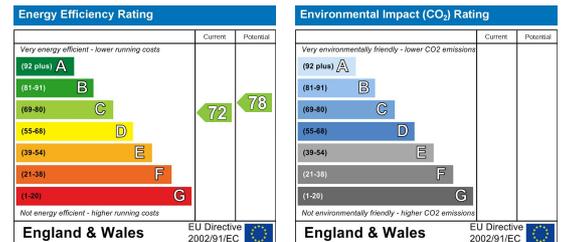


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## Viewing

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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