



## 24 Tor Crescent

Hartley, Plymouth, PL3 5TW

£475,000

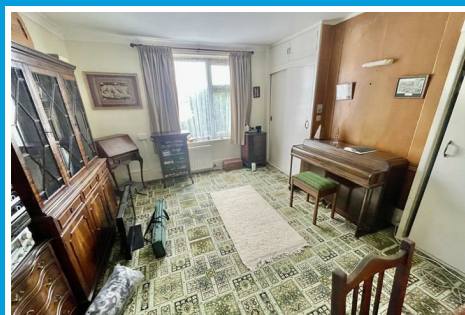
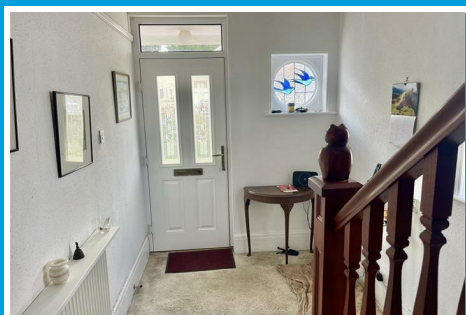




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## TOR CRESCENT, HARTLEY, PLYMOUTH, PL3 5TW

### SUMMARY

An extended semi-detached house originally built in the mid 1930s & subsequently extended with a double storey editions having detabole slate roof. Potential to sub divide to create a self contained flat or annexe at the rear. The property having double-glazing of mixed ages, gas central heating provided by a back boiler located behind the gas fire in the dining room. Retaining some period & original features. The property stands on a generous-sized plot with excellent parking facilities on the long brick paved drive providing in line parking for various vehicles & this giving access to the large garage set to the rear. Behind the garage a lean-to timber store. Enclosed private rear garden. Vacant & no onward chain.

### LOCATION

Found in this prime, popular, established residential area of Hartley with together with nearby Mannamead provide for an excellent range of local services & amenities. The position convenient for access into the city & close by connection to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

##### HALL

17'6 x 6'8 minimum (5.33m x 2.03m minimum)

##### LOUNGE

17'9 x 14' maximum (5.41m x 4.27m maximum)

Fireplace.

##### DINING ROOM

14'7 x 12' (4.45m x 3.66m)

Fireplace. French doors to;

##### LEAN-TO

10' x 5' (3.05m x 1.52m)

Window & door to rear garden.

##### BREAKFAST ROOM

11'2 x 8'10 (3.40m x 2.69m)

##### KITCHEN

11'2 x 10'9 maximum (3.40m x 3.28m maximum)

Windows on two sides. Fitted with integrated appliances include Neff oven, Neff microwave & Bosch 5 ring gas hob with extractor hood over.

##### UTILITY ROOM

5'6 x 5'6 (1.68m x 1.68m)

Window to the rear. Wash hand basin. Door to;

##### WC

5'6 x 2'2 (1.68m x 0.66m)

Wc.

#### FIRST FLOOR

##### LANDING

##### BEDROOM ONE

18'6 x 10'9 floor area (5.64m x 3.28m floor area)

Wardrobes to one side.

##### BEDROOM TWO

14'6 x 11'11 (4.42m x 3.63m)

Built-in wardrobes. Window to the rear.

### BEDROOM FOUR

10'1 x 7'10 (3.07m x 2.39m)

Dual aspect with windows to the front & side.

### BATHROOM

9'3 x 7'9 (2.82m x 2.36m)

Two windows to the side. White suite with bath, wc & wash hand basin. Door to;

### BEDROOM THREE

17'1 x 10'5 maximum (5.21m x 3.18m maximum)

Triple aspect with windows on the both sides & to the rear. Door to back staircase descending to the ground floor. Further door into;

### WC

3'4 x 3'2 (1.02m x 0.97m)

Wash hand basin & wc.

### EXTERNALLY

LONG WIDE PRIVATE DRIVE LAID TO  
BRICK PAVERS

MATURE FRONT GARDEN

### GARAGE

22'2 x 9'1 approximate internal measurements  
(6.76m x 2.77m approximate internal  
measurements)

Next to the garage a door opens into a useful storage cupboard located under the back staircase.

### LEAN-TO/STORE

7'6 x 4' (2.29m x 1.22m)

Timber construction attached to the rear of the garage.

### ENCLOSED REAR GARDEN

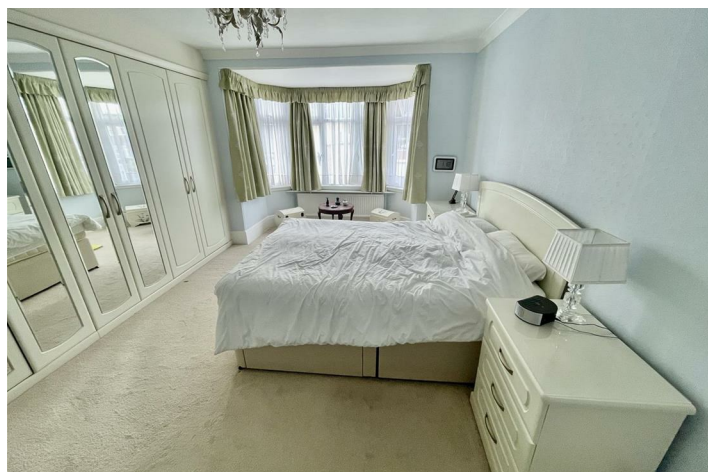
### COUNCIL TAX

Plymouth City Council

Council Tax Band: E

### SERVICES PLYMOUTH

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





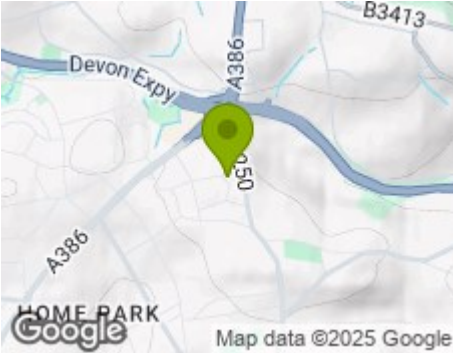
Road Map



Hybrid Map



Terrain Map



Floor Plan

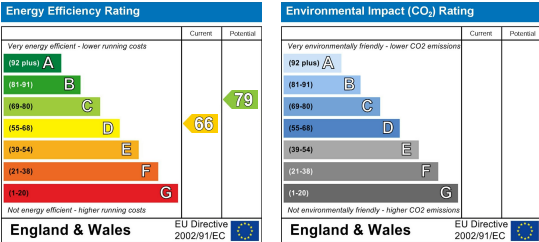


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Viewing

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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