



## 14 Torland Road

Hartley, Plymouth, PL3 5TS

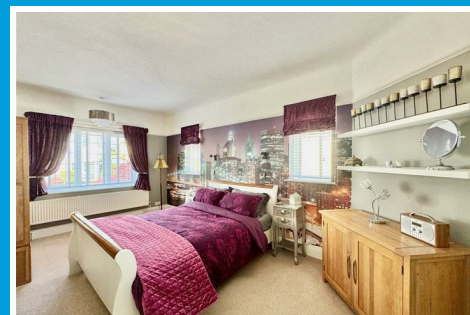
Guide Price £650,000



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## TORLAND ROAD, HARTLEY, PLYMOUTH, PL3 5TS

**GUIDE PRICE £650,000 - £700,000**

### SUMMARY

An exceptionally well presented detached house built in the 1930s retaining a variety of characterful & period features, these complimented by a host of modern conveniences & a whole range of upgrading works undertaken. The property having the benefit of a new roof covering some 5 years ago, new solar panels which are privately owned & a new inverter. Gas fired central heating with a Valliant boiler installed in 2018, Virgin Fibre via Outreach & another Fibre for Utility Warehouse, A rated windows installed by AGS in 2012, new roof fascias & gutters 2019, upgraded kitchen, smart meters & underfloor heating in the bathroom. The property stands longways into the plot with delightful, mature landscaped gardens. Off-street parking on the drive gives access to the garage at the front & to the rear a relatively large rear garden.

### LOCATION

Set in this desirable, popular, established residential area of Hartley which together with nearby Mannamead provide for a good variety of local services & amenities. Convenient access into the city & close by connection to major routes in other directions.

### ACCOMMODATION

A storm porch gives access to the generous-sized reception hall with a staircase & carpet runner rising & turning to the first floor. Spacious & light lounge with 2 windows to the side, wide bay window to the rear & attractive focal feature fireplace with a wood burning stove. A generous-sized dining room with 2 windows to the side, wide bay window incorporating French doors to the conservatory, also with a

wood burning stove. Across the rear a 32ft large sun room overlooking the rear garden. A generous-sized quality fitted kitchen/breakfast room with an excellent range of cupboard & drawer storage with integrated Neff appliances include fridge, 4 ring variable-sized hob with extractor hood over, 4 self cleaning ovens/grill, 1.5 bowl sink unit, Neff dishwasher, wine cooler under breakfast bar & cupboard housing Valliant gas fired combination boiler servicing the central heating & domestic hot water. Useful downstairs wc with wc & corner wash hand basin.

At first floor level a spacious light & airy landing with double doors to a large airing cupboard housing the factory insulated hot water tank & emersion heater. A large main bedroom with windows to the side & bay window to the rear affording long views. A second good-sized guest bedroom with window to the side, bay window to the rear & long views. An en-suite shower room with Mira electric shower, wash hand basin & wc. Two further good-sized double bedrooms both with windows to the front, beautifully appointed shower room, window to the side & high quality fittings with under floor heating, large walk-in shower, wc & wash hand basin.

Externally, parking on the private drive gives access to a generous-size integral garage with a remote control up & over door set well back from the street & pavement. Mature front garden with a range of ornamental bushes & shrubs. Pathways leads on both sides to the generous-sized enclosed landscaped rear garden. Paved patio areas & seating. Outside store.

### GROUND FLOOR

#### STORM PORCH

6'11 x 3'5 (2.11m x 1.04m)

#### RECEPTION HALL

13'11 x 8'3 (4.24m x 2.51m)

## LOUNGE

15'8 x 15'6 max (4.78m x 4.72m max)

## DINING ROOM

15'9 x 15'7 max (4.80m x 4.75m max)

## SUMMER ROOM

32'8 x 7'7 max (9.96m x 2.31m max)

## KITCHEN/BREAKFAST ROOM

21'10 x 11'4 (6.65m x 3.45m)

## WC

4'5 x 2'8 (1.35m x 0.81m)

## FIRST FLOOR

## LANDING

17'10 x 8'2 (5.44m x 2.49m)

## BEDROOM ONE

16' x 15'6 max (4.88m x 4.72m max)

## GUEST BEDROOM TWO

15'6 x 11'3 (4.72m x 3.43m)

## EN-SUITE SHOWER ROOM

11'9 x 4'3 (3.58m x 1.30m)

## BEDROOM THREE

17'9 x 10'6 (5.41m x 3.20m)

## BEDROOM FOUR

11'5 x 9'7 max (3.48m x 2.92m max)

## FAMILY SHOWER ROOM

10'10 x 8'10 max (3.30m x 2.69m max)

## EXTERNALLY

## PRIVATE DRIVE

## GARAGE

17'9 x 10'7 (5.41m x 3.23m)

## REAR GARDEN

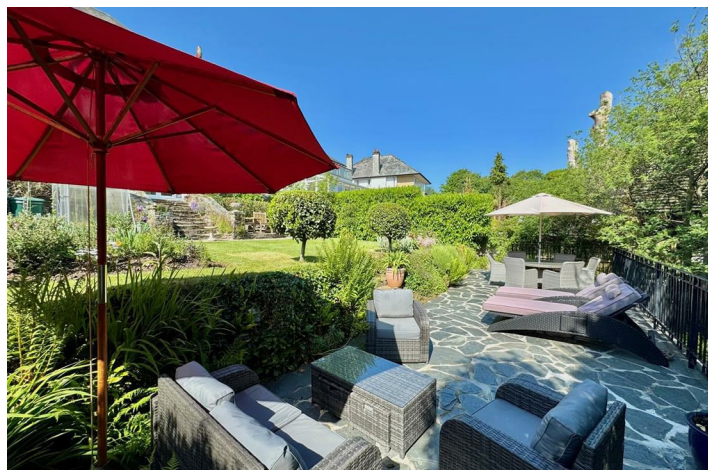
## COUNCIL TAX

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

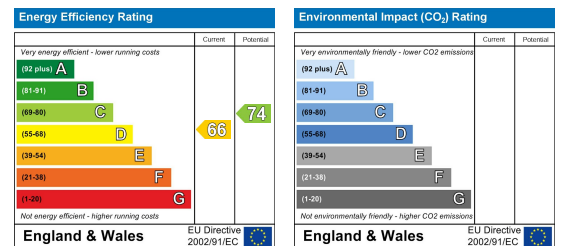


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## Viewing

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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