



2 Venn Close

Hartley, Plymouth, PL3 5PL

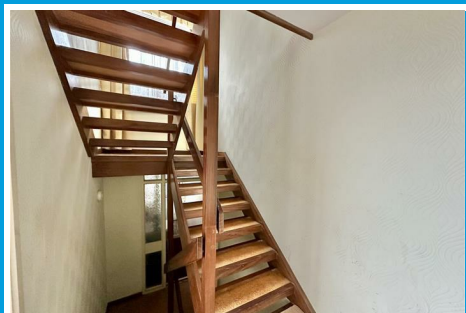
Guide Price £500,000



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VENN CLOSE, HARTLEY, PL3 5PL

GUIDE PRICE £500,000 - £550,000

LOCATION

Found in this prime, popular residential area of Hartley, with a good variety of local services & amenities to hand. The position is convenient for access into the city & close by connection to major routes in other directions.

ACCOMMODATION

Double glazed front door opens into:

GROUND FLOOR

ENTRANCE LOBBY

5'11 x 4'3 (1.80m x 1.30m)

Door to the utility and garage. Glazed door into:

HALL

19'3 x 5'8 (5.87m x 1.73m)

Staircase descending to the lower levels.

WC

6'2 x 5'5 (1.88m x 1.65m)

WC and corner wash hand basin.

LOUNGE

19'2 x 10' (5.84m x 3.05m)

Picture windows to the rear with far reaching views. Feature fireplace to one end. Fitted bar. Wide arch openly connecting to:

DINING ROOM

12'8 x 10'2 (3.86m x 3.10m)

Picture windows enjoying far reaching views. Archway to:

KITCHEN/BREAKFAST ROOM

14'11" x 11'4 max (4.55m x 3.45m max)

Wide picture window to the front. Fitted kitchen with cupboard and drawer storage. One and a half bowl stainless steel sink. Integrated appliances include Neff five ring variable size hob, Zanussi double oven/grill and Samsung microwave under.

GARAGE/UTILITY ROOM

Sub divided at present, comprising:

GARAGE

14'10 x 11'9 deep (4.52m x 3.58m deep)

UTILITY ROOM

14'2 x 5'11 (4.32m x 1.80m)

Double glazed window to the rear. Stainless steel sink.

LOWER GROUND FLOOR

BEDROOM ONE

12'9 x 10'8 (3.89m x 3.25m)

Window to the rear with long views. Built in wardrobe.

BEDROOM TWO

12'9 x 10'2 (3.89m x 3.10m)

Window to the rear with long views. Built in wardrobe.

BEDROOM THREE

12'9 x 8'2 (3.89m x 2.49m)

Picture window.

BATHROOM

10'1 x 11'8 max (3.07m x 3.56m max)

Window to the side. Suite comprising 'P' shape panelled bath, pedestal wash hand basin and WC. Airing cupboard with insulated hot water tank.

BASEMENT LEVEL

Wardrobe. Double doors into:

SITTING ROOM

12'8 x 10'7 (3.86m x 3.23m)

Patio door to the rear garden.

UTILITY ROOM

8'6 x 5' (2.59m x 1.52m)

Fitted with sink and four ring gas hob. Door to:

SAUNA

5'2 x 4'8 (1.57m x 1.42m)

BEDROOM FOUR

16'4 x 7'10 floor area (4.98m x 2.39m floor area)

Window to the rear garden. Wardrobe to one end. Door to:

EN SUITE BATHROOM

9'11 x 7'5 (3.02m x 2.26m)

Window to the rear. Suite with WC, pedestal wash hand basin and corner panelled bath with shower over.

STORE ROOM

17' x 10' overall (5.18m x 3.05m overall)

Fitted work bench. Sink. Fish tank. Reduced head height in part.

HALL

Door to one end.

LOBBY

Gas boiler (not in working condition). Stairs to:

WORKSHOP

14'3 x 5'3 (4.34m x 1.60m)

EXTERNALLY

Double gates open into a near level tarmac laid drive, some 17' long. Openly connected to a further wide tarmac laid area suitable for additional parking, storage of caravan, boat or trailer and this running across the front. Pathways lead along both sides of the property to the rear. To the rear, a long enclosed back garden with wide paved patio area next to the basement level accommodation and from here, a series of steps and descending terraces to the lower garden area with ornamental pond, wide decked seating area next to an above ground pool. From this area, a pathway leads to the kitchen garden, greenhouse, fruit trees etc.

AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band F.

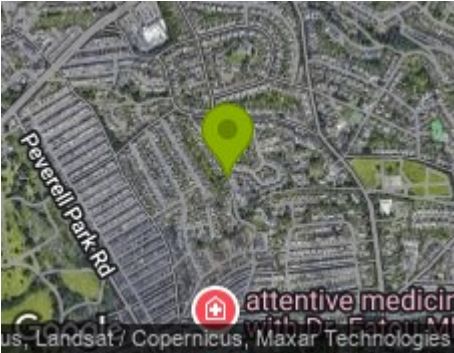
Mains gas, electricity, water and drainage.



Road Map



Hybrid Map



Terrain Map



Floor Plan

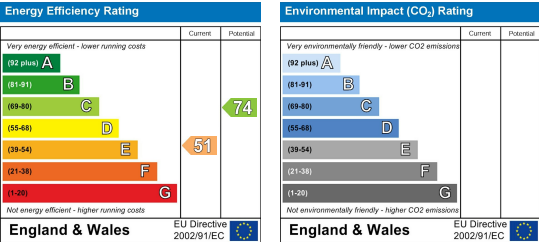


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Viewing

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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