

Guide Price £475,000



26 TORLAND ROAD, HARTLEY, PLYMOUTH, PL3 5TS

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FULL DESCRIPTION

Hartley is known to be one of Plymouth's most desirable residential addresses. Giving ease of access to Kings Preparatory School, Plymouth College, Manadon Vale, Hyde Park and Compton C of E Primary Schools, along with the nearby Morrisons superstore and the A 38. Plymouth Centre is approximately 2.5 miles away.

Built circa 1934, this, extended, semi-detached house, is larger than many neighbouring houses having the benefit of an extended ground floor, (notwithstanding the fact that the house has and has always had, a ground floor study/bedroom 4) which now boasts a sizeable, open-plan style kitchen/breakfast room and a utility room. As written, the original "footprint" includes a good size ground floor study (or occasional fourth bedroom), We consider this likely to be very attractive indeed, for those requiring "work from home" space. Well, presented throughout, with a lovely, fitted kitchen, a white bathroom suite that includes a separate shower cubicle, and with a separate W.C.

The accommodation briefly comprises of a vestibule, reception hall, cloakroom, study/bed 4, living room, dining room, sun lounge, breakfast room, fitted kitchen, utility room, landing, three double bedrooms, W.C., bathroom.

The house benefits from having: PVCu double glazing, GCH, PVC rainwater goods, modern kitchen and sanitary-ware and modern floor coverings throughout. There are also period features to admire. The master bedroom is equipped with beautiful, fitted wardrobes, whilst bedroom two, also has contemporary, fitted wardrobes along on wall. The house has been rewired and has a burglar alarm system.

Standing on a level plot that includes a front garden, a two-car private driveway, a garage and workshop and a good size, well stocked, predominantly level rear garden, that backs onto mature trees to the rear of the property.

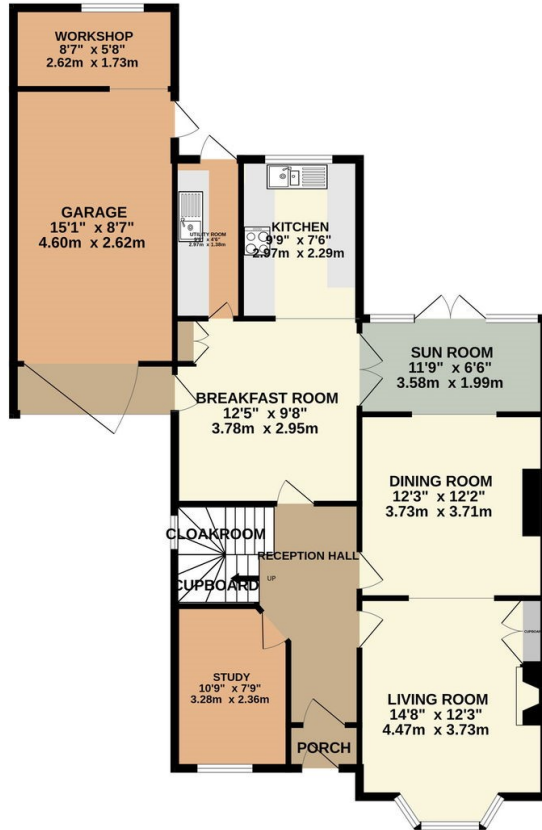
HARTLEY

Hartley is built on higher ground offering views south towards the sea, east into the South Hams, north over Dartmoor and west to Cornwall. It is bisected by the Tavistock Road which also provides ready access to Mutley and the City Centre to the south and more immediate access to the A38 Plymouth Parkway, part of the Devon Expressway linking nearby Exeter to the motorway network. Hartley has a non-conformist church, a large branch of Morrisons and is home to Plymouth Croquet Club and the small independent Christian King's School. Compton C of E Primary School and Manadon Vale Primary Schools are within 1 mile of Hartley. The former Plymouth Workhouse on the junction of Tor Lane and Tavistock Road has been demolished and rebuilt as a gated retirement community, called Consort Village. There are some substantial Victorian villas mostly bordering the Tavistock Road, but much of the development particularly of the Venn Estate occurred, in the 1930's, just before the Second War.

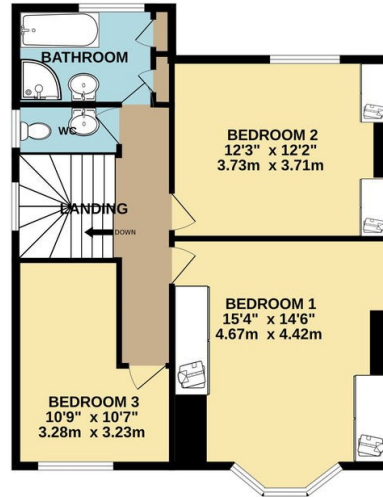


FLOOR PLAN

GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 1981 sq.ft. (184.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connection potential is FTTP and ADSL.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2023/2024 is £2,707.06 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

