



40 Briar Road, Hartley, Plymouth, PL3 5JH



## Guide £350,000



Situated in a desirable residential area, this beautifully presented three-bedroom end-of-terrace home on Briar Road seamlessly combines timeless character with contemporary finishes. Fully renovated throughout, the property is ready for immediate occupancy and offers the ideal setting for growing families, professionals, or those looking to upsize in style.

As you enter through the front door, a welcoming hallway leads you into the heart of the home. The spacious lounge, featuring a charming bay window, provides a warm and inviting atmosphere perfect for relaxing evenings or entertaining guests. To the rear, the open-plan kitchen and dining area offer a sleek, modern design with ample counter space and natural light, enhanced by double doors that open directly onto the generous rear garden ideal for alfresco dining or children's play.

A convenient downstairs WC and additional storage cupboard complete the ground floor, adding practicality to the stylish layout.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is a spacious retreat with room for wardrobes and furnishings, while the second bedroom is another comfortable double. The third bedroom is ideal as a nursery, guest room, or home office. A contemporary family bathroom, fitted with a full-size bath and modern fixtures, serves the upstairs accommodation.

Externally, the home benefits from off-street parking for two vehicles to the front and a generous private garden, that has been landscaped wonderfully, to the rear an excellent space for family enjoyment and outdoor living.

Located just a short walk from Compton C of E Primary School and close to local amenities, this home offers both convenience and community appeal in equal measure.

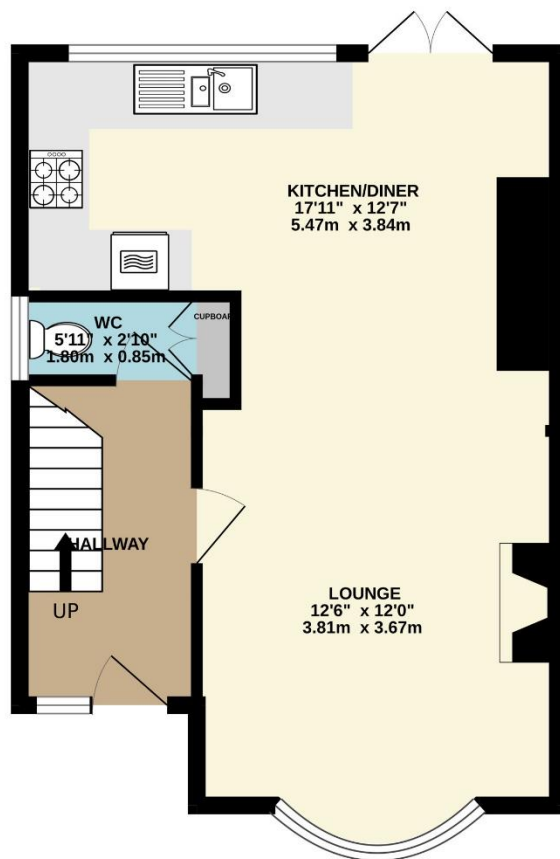
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



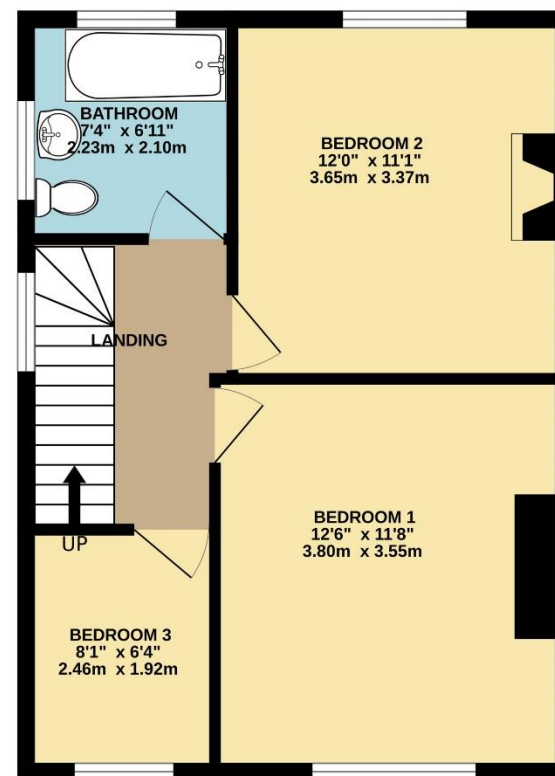




GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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.  
Made with Metropix ©2025



Lang Town & Country  
6 Mannamead road  
Mannamead  
Plymouth  
PL4 7AA

Tel: 01752 256000

Email: [property@langtownandcountry.com](mailto:property@langtownandcountry.com)

[www.langtownandcountry.com](http://www.langtownandcountry.com)

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

